



CITY OF ATLANTA

Kasim Reed
Mayor

SUITE 1900
55 TRINITY AVENUE, SW
ATLANTA, GA 30303
(404) 330-6204 Fax: (404) 658-7705
Internet Home Page: www.atlantaga.gov

DEPARTMENT OF PROCUREMENT
Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP
Chief Procurement Officer
asmith@atlantaga.gov

October 29, 2014

Dear Potential Proponents:

Re: FC-7581, Brownfields Assessment

Attached is one (1) copy of **Addendum Number 1**, which is hereby made a part of the above-referenced project.

For additional information, please contact Ms. Cristi C. Walker, Contract Officer, at (404) 865-8996 or by email at ccwalker@atlantaga.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam L. Smith", is written over the typed name.

Adam-L. Smith

ALS/ccw

ADDENDUM NO. 1

This Addendum No. 1 forms a part of the Request for Proposals and modifies the original solicitation package as noted below and is issued to incorporate the following:

- **Response to Questions:**

Total of 21 questions attached to this addendum as Attachment No. 1.

- **Addition to Exhibit A; Scope of Services:**

The Organizational Structure and Responsibilities paragraph on page A-2 of Exhibit A; Scope of Services shall add the following sentence to the end of the paragraph:

The redacted copy of the City's EPA Assessment Grant application is attached to the SOS as Attachment B; and a redacted copy of the City's Work Plan is attached to the SOS as Attachment C.

A redacted copy of the City's EPA Assessment Grant application is attached to this addendum as Attachment No. 2 and a redacted copy of the City's Work Plan as Attachment No. 3.

- **Addition to Exhibit A; Scope of Services:**

Task 3; Assessments of Targeted Properties; Section A; Candidate Site Identification on page A-3 of Exhibit A; Scope of Services shall add the following sentence to the end of the paragraph:

The consultant will conduct a preliminary inventory of brownfields in the Proctor Creek watershed that will be used to assist with the prioritization of assessments.

- **Addition to Exhibit A; Scope of Services:**

Task 4; Cleanup Planning and Institutional Controls on page A-6 of Exhibit A; Scope of Services shall add the following sentence as a new paragraph:

Environmental District/Overlay: The consultant will recommend development concepts, development standards, incentives for green infrastructure and the prevention of future brownfields. More detailed scope to be developed in consultation with BSAC, EPA staff and stakeholders.

The Proposal due date HAS NOT been modified and Proposals are due on Wednesday, November 5, 2014 and should be time stamped in no later than 2:00 P.M. ET and delivered to the address listed below:

FC-7581, Brownfields Assessment

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Adam L. Smith, Esq., CPPO, CPPB, CPPM, CPP
Chief Procurement Officer
Department of Procurement
55 Trinity Avenue, S. W.
City Hall South, Suite 1900
Atlanta, Georgia 30303

****All other pertinent information is to remain unchanged****

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Acknowledgment of Addendum No. 1

Proponents must sign below and return this form with Proposal response to the Department of Procurement.

Proponents must sign below and return this form with Proposal to the Department of Procurement, 55 Trinity Avenue, City Hall South, Suite 1900, Atlanta, Georgia 30303 as acknowledgment of receipt of this Addendum.

This is to acknowledge receipt of Addendum No. 1 for **FC-7581, Brownfields Assessment** on this the _____ day of _____, 20__.

Legal Company Name of Proponent

Signature of Authorized Representative

Printed Name

Title

Date

Attachment No. 1

1. Question

Can a copy of the Brownfield Grant application, which should contain the Work Plan, be provided?

Answer

See a redacted copy of the City's application for the EPA Grant and the City's Work Plan attached to this Addendum No. 1 as Attachments No. 2 and No. 3.

2. Question

Is a bond required? There are conflicting statements in the RFP regarding whether a bond is required, or not. As an Engineering Consulting firm (who has worked for the City on numerous projects), we have not been required to provide a bond for any other projects.

Answer

No bond is required for this project.

3. Question

Regarding the evaluation criteria, it includes "a clear understanding of the goals and objectives by offer a comprehensive plan to accomplish goals." What are the City's goals and objectives for this project?

Answer

The primary goal of the City's Sustainable Brownfields Redevelopment Program is to assist and encourage the redevelopment and revitalization of underutilized or idle properties. The objective of this project is to perform timely and cost efficient Phase 1 and Phase 2 brownfields assessments that will ultimately promote site development.

4. Question

Form 7 requests three references in a specified format. Section 3.2.4.3 requests five letters of references and section 3.2.4.3 requests a list of government clients. Can we list one or more of the same references on Form 7 as used for the 5 letters of references?

Answer

Yes, the same references can be listed on both.

5. Question

In section 8 of the EPA Cooperative Agreement, it references that, The recipient accepts the applicable MBE/WBE fir share objectives/goals negotiated with the EPA by the State of Georgia as MBE (total of 16%) and WBE (total of 16%). This seems to conflict with the City of Atlanta's EBO goals of AABE, APABE and HABE of 18.1% and FBE of 8.3%. Which criteria will be used?

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Answer

The EBO goals for this project will be 18.1% AABE, APABE and HABE and 8.3% FBE.

6. Question

With regards to section 3.1.2.1., Information Provided by a Proponent on Forms Provided by the City, which forms are required from the subcontractors versus from a prime firm only?

Answer

All of the Required Forms referenced in Section 3.1.2.1 are also listed in Part 4 of the RFP and these forms must be completed by the prime contractor and submitted at the time of the proposal. Note that Form 1, Subcontractor Affidavit can be submitted as early as at the time the proposal is submitted but is not required until the time of contract execution (see Form 1, Instructions to Proponents, Instruction #7).

7. Question

Do subcontractors have to provide completed forms in section 3.1.2.2. or does this requirement apply to primes only?

Answer

These forms are required to be completed by the prime contractor. See also Response to Question 6 in this Addendum No. 1.

8. Question

Does the City of Atlanta consider the Women's Business Enterprise National Council (WBENC) National Women's Business Enterprise Certification a sufficient proof of a subcontractor's FBE status or does a firm have to be certified by the City of Atlanta's Office of Contract Compliance?

Answer

Prime contractors can only achieve minority participation credit by utilizing certified MBE and FBE firms from the City of Atlanta's register.

9. Question

Could you please provide a copy of the Work Plan and submitted grant application?

Answer

See the Response to Question 1 in this Addendum No. 1.

10. Question

Did the City of Atlanta receive grant-writing assistance for the EPA Brownfields Assessment grant application or was the grant application written by in-house staff? If so, please provide name of consulting firm or persons providing assistance.

Answer

The City of Atlanta staff prepared the application in house. The application incorporated comments made by EPA staff made on a previous application that was not selected for funding.

11. Question

Regarding your Indemnification Clause, would the City accept our changes illustrated in **BOLD RED** below? (Found on page 11 of your Professional Services Agreement; Contract No. FC-7581.)

(d) death of or injury to any individual caused, in whole or in part, by the ~~tortious conduct~~ **negligent of willful** acts of Consultant or any **acts of** Person acting for, in the name of, at the direction or supervision of or on behalf of Consultant; and

Answer

No.

12. Question

Part 2, Section 3.1.2.2: The notation at the bottom of this section requires all forms that are listed above it to be included within Volume II, however Section 1.2 instructs Proponents to submit Exhibit A.1 Cost Proposal separately from the Informational Proposal. Please verify that all forms, except Exhibit A.1, belong in Volume II and that no forms should appear in more than one document or volume.

Answer

All of the forms referenced in Section 3.1.2.2, except Exhibit A.1 belong in Volume II. No Required Submittal forms should appear in more than one volume.

13. Question

Part 2, Section 3.2.4.3: May the 5 letters of reference include letters on behalf of the Proponent and subcontractors?

Answer

See the Response to Question 4 in this Addendum No. 1.

14. Question

For Form 7, may we use some of the same references who provide the 5 letters of reference?

Answer

See the Response to Question 4 in this Addendum No. 1.

15. Question

Part 2, Section 4.3: In alignment with the City's Sustainability Initiative for Paper Use Reduction, please verify whether or not the City desires single-sided printing and whether or not the City desires that every line of Proponents' submissions to be double-spaced. Would the City prefer single-spacing and only double-spacing between paragraphs?

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Answer

Double-sided printed pages and single spacing is allowed, but not required.

16. Question

What, if any, are the page limitations for submissions?

Answer

There are no page limitations.

17. Question

Part 2, Section 4.5: Please confirm that the 2 CDs apply only to the Informational Proposal and that no CDs are required for the Cost Proposal.

Answer

The cost proposal information should also be contained on the CD.

18. Question

Please confirm that there are no Forms 4 or 8.

Answer

Confirmed – Forms 4 and 8 are not required.

19. Question

Which forms additional to Form 4 First Source Job Information are required to be completed by subcontractors?

Answer

None. See also Response to Question 6 in this Addendum No. 1.

20. Question

Appendix B requires the City of Atlanta to be named as a certificate holder. Please verify that this requirement is only for insurance certificates supplied upon contract award and that insurance certificates supplied with the proposal only need to be samples of Proponents' coverages.

Answer

At the time of award the City of Atlanta will need to be named as the Certificate holder, at the time of proposal the Proponent will only need to provide a sample of its insurance.

21. Question

If the Proponent includes CPA audited or compiled financial statements with Form 3, does the City require the Item 2 breakdown on page 4 of 5 as well?

Answer

Yes, the Proponent must complete the form in its entirety.

ATTACHMENT NO. 2

Redacted EPA Assessment Grant **Application**



CITY OF ATLANTA

KASIM REED
MAYOR

55 TRINITY AVENUE, S.W.
ATLANTA, GEORGIA 30303-0300
TEL (404) 330-6100

November 30, 2012

Environmental Management Support, Inc

Attn: Mr. Don West

8601 Georgia Avenue, Suite 500

Silver Spring, MD 20910

Phone: 301-589-5318

Dear Mr. Don West:

- a. Applicant Identification: City of Atlanta, Office of Planning, 55 Trinity Avenue, Suite 3350, Atlanta, GA 30303
- b. Applicant DUNS number: 065372500
- c. Funding Requested:
 - i) Grant type: Assessment
 - ii) Federal funds requested: \$400,000
 - iii) Contamination: \$200,000 hazardous substances and \$200,000 petroleum
 - iv) Community-wide
- d. Location: City of Atlanta, Fulton County, Georgia
- e. N/A

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Environmental Management Support, Inc

Attn: Don West

November 30, 2012

f. Contacts:

i) Project Director:

Brandy Crawford

phone: 404-330-6522/fax: 404-658-7491

bcrawford@atlantaga.gov

City of Atlanta, Office of Planning

55 Trinity Avenue, Suite 3350

Atlanta, GA 30303

ii) Chief Executive/Highest Ranking Elected Official:

Mayor Kasim Reed

404-330-6100/404-658-6893

mkreed@atlantaga.gov

55 Trinity Avenue, Suite 2500

Atlanta, GA 30303

g. Date Submitted: December 3, 2012 (via U.S. Express Postal Service)

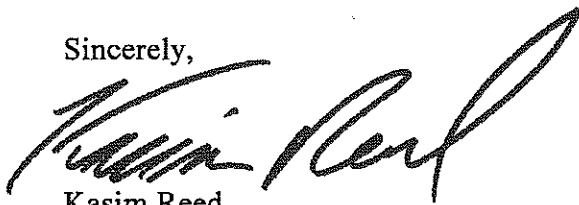
h. Project Period: Three Years beginning July 1, 2013 ending June 30, 2016

i. Population:

i) 420,003 (2010 Census) residents within the Atlanta City limits

j. Please see attached "Special Considerations" Checklist

Sincerely,

A handwritten signature in black ink, appearing to read "Kasim Reed", written over a horizontal line.

Kasim Reed

Appendix 3 Special Considerations Checklist

Please identify (with an **X**) if any of the below items apply to your community or your project as described in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. Describe how each consideration applies to your proposal and/or attach documentation.

- ☐ Community population is 10,000 or less
- ☐ Federally recognized Indian tribe
- ☐ United States territory
- ☐ Applicant assisting a Tribe or territory
- ☒ Targeted brownfield sites are impacted by mine-scarred land
- ☐ Targeted brownfield sites are contaminated with controlled substances
- ☒ Community is impacted by recent natural disaster(s) (2005 or later). To be considered, applicant must identify here the timeframe and type of natural disaster.
MARCH 14-16, 2008. SEVERE STORMS AND TORNADOES. SEE APPENDIX.
- ☐ Project is primarily focusing on Phase II assessments
- ☒ Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation REFER TO TABLE 3 IN PROPOSAL.
- ☐ Community experiencing plant closures (or other significant economic disruptions) (2007 or later), including communities experiencing auto plant closures due to bankruptcy or economic disruptions. To be considered, applicant must identify here the timeframe and name of the plant recently closed and jobs lost, or reason for other significant economic disruption.
- ☒ Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, **applicant must attach documentation** which demonstrates this connection to a HUD-DOT-EPA PSC grant. SEE APPENDIX.
- ☒ Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant SEE APPENDIX.
- ☐ Community is implementing green remediation plans.

**2013 U.S. ENVIRONMENTAL PROTECTION
AGENCY BROWNFIELD ASSESSMENT GRANT
APPLICATION**

RANKING CRITERIA FOR ASSESSMENT GRANTS

1. Community Need

a. Health, Welfare, and Environment

Based on present and previous EPA grants, 103 potential brownfields on 251 acres of land have been identified as potential redevelopment, and approximately 25 sites identified in City's Brownfields Area Wide Planning (AWP) area are within the proposed Project Area. A Health Impact Assessment funded by the City's BeltLine Project identified a portion of the BeltLine in the proposed Project Area as one that has the highest mortality rates for chronic diseases (e.g., heart disease, malignant neoplasm, cerebrovascular disease, HIV, and diabetes). This same assessment presented research showing a high degree of respiratory, cardiovascular, mental health, and fatal and non-fatal injuries. Preceding public health projects throughout the Project Area have revealed unhealthful living conditions and a heavy burden of disease. These projects include the Atlanta BeltLine Health Impact Assessment (HIA), Accountable Communities: Healthy Together, Hospitals and Community Health HIA, Fort McPherson HIA, Aerotropolis Atlanta Brownfield Redevelopment HIA, South Atlanta for the Environment (SAFE), and the Atlanta Brownfields Health Assessment, plus the ongoing Atlanta Regional Plan 2040 HIA, Proctor Creek Green Infrastructure HIA, and Multimodal Passenger Terminal HIA.

Project Area neighborhoods suffer elevated rates of heart disease, cancer, stroke, HIV and other sexually transmitted diseases, diabetes, homicide, respiratory diseases, and more. Proximity to brownfields sites is directly or indirectly correlated with increased rates of disease. The impact of brownfield sites on a community is not limited to exposure to environmental contaminants. Rather, they can also act as centers of drug use and other illicit activities, dumping, and blight. Communities with extensive brownfield sites tend to have higher rates of infant mortality, HIV/AIDS, tuberculosis, and homicide. The concept of "social determinants of health" factors into these outcomes, in which rates of poverty and unemployment can contribute to stress, inability to pay for health care or nutritious foods, health illiteracy, or risky behaviors. The presence of brownfield sites have often contributed to neighborhood decline.

Redeveloped brownfields can improve community health by redirecting development away from outlying greenfields and towards existing communities which support walking, bicycling, and transit use. That shift results in comparatively fewer vehicle miles traveled (VMT), and consequently lower emissions of carbon dioxide, nitrogen oxides, carbon monoxide, hydrocarbons, and other pollutants. They also contribute less stormwater runoff and fewer acres consumed, leading to lower levels of nitrogen, phosphorous, metals, and solids released into water resources. These outcomes can increase physical activity as well, which is shown to protect against heart disease, stroke, diabetes, and some types of cancer.

The Project Area is characterized by neighborhoods with an abundance of auto repair shops, abandoned heavy industrial plants, warehouse and distribution sites, and waste management sites that contribute to the blight and environmental distress of these neighborhoods. Several census tracts in the Project Area were identified to have some of the highest concentration of vulnerable populations in the City.

All of the health impact assessments and other projects referenced above have indicated dramatic health disparities and the presence of vulnerable populations in the Project Area. The majority of the Project Area neighborhoods are home to vulnerable populations and populations with health risk factors, characterized by racial/ethnic identity, age, household type, poverty and employment status, car ownership, housing access, educational attainment, and other indicators. These populations are generally at increased risk for disease, while having reduced ability to cope with unhealthful aspects of their environment. The Atlanta BeltLine HIA reported socio-economic disparities three to four times greater in some communities, and disparities in disease rates ranging from 50% up to 500% between neighborhoods.

b. Financial Need

The Project Area is located in low-income, predominantly African-American neighborhoods. The poverty rate is twice that of other neighborhoods in the City. Area residents have half the income as other Atlanta residents. Unemployment is higher than the national average and is currently around 12%, 24% for the Project Area. Table 1 presents a statistical comparison of selected demographics of the Project Area. The percentage of people living below the poverty line and the drastically low percentage of household ownership relative to the other geographical areas represented, reflects the reality that the City's Project Area encompass many of Atlanta's poorer neighborhoods, where negative social and economic impacts and environmental justice concerns are the greatest, and where the benefits of economic revitalization through brownfield redevelopment would be most significantly felt. While the City's population increased by 3,529 people from the 2000 U.S. Census, majority of the Census Tracts in the Project Area lost population. Nearly 2000 residents left the Project Area between 2000 and 2010, representing a collective population loss of 13%.

Table 1 Demographic Information	Project Area	Atlanta	Georgia	National
Population:	214,851	420,003	9,687,653	308,745,538 ¹
Unemployment:	23.5 %	11.5 %	8.6 %	8.2% ²
Poverty Rate:	31.7 %	26.20 %	19.10 %	15.1% ³
Percent Minority:	95 %	61.6 %	40.3 %	26.7% ¹
Median Household Income:	\$25,965	\$43,903	\$46,007	\$49,445 ³
Per Capita Income	\$23,200	\$33,117	\$23,604	\$26,530
Household Ownership Rate	29%	44.9%	67.2%	66.6%

¹Data is from the 2010 U.S. Census data and is available at <http://www.census.gov/>
²Data is from the Bureau of Labor Statistics and is available at www.bls.gov
³Data is from the 2010 American Community Survey and is available at http://www.census.gov/newsroom/releases/archives/income_wealth/cb10-144.html

Research by Ihlanfeldt and Taylor published in 2002 estimates that Fulton County, which encompasses nearly all of the City of Atlanta, faces property value losses as high as \$1 billion from environmental contamination alone. This represents a staggering amount of impacted property and lost tax revenue. Nearly a quarter of the jobs in the area have been lost since 2006. Businesses operating near the Project Area's brownfields tend to be manufacturing, wholesale trade, transportation and warehousing. Over 17% of the jobs in wholesale trade and over 14% of the manufacturing jobs in the Project Area neighborhoods have been lost in the past 3 years. These job losses are in addition to the previous losses experienced when many of the large local manufacturers closed during the preceding decade. In 1997, the City established a special

Industrial Enterprise Zone (IEZ) under Georgia law in a portion of the Project Area. The purpose for the special designation was to encourage long-term manufacturing with tax and business incentives, which expires in 2021. Five brownfields have been identified in the IEZ, and as more industries continue to leave the area, threats for new brownfields emerge.

Although several neighborhoods in the Project Area had a net increase of 3100 housing units through new construction between 2000 and 2010, the average vacancy rate was 25% in 2010. The departure of well-paying jobs for local residents compounds the Project Area's foreclosure and vacancy problems. The area has been grappling with the foreclosure crisis for several years. During the first half of 2007, CNNMoney.com (citing RealtyTrac) reported that the zip code that covers the majority of the AWP area of this project had the nation's second highest number of foreclosure filings. The Atlanta Neighborhood Development Partnership, Inc. found that the same zip code had the highest foreclosure rate in metro Atlanta during the second half of 2010. The organization's updated study also identified that neighborhoods within the Project Area are experiencing home sale prices that are 36% of their appraised value—a concern for both homeowners (in overpaying property taxes) and the City (in lowering property values). Approximately 1500 foreclosures are listed by RealtyTrac for the Project Area and its immediate vicinity. The Project Area is entirely situated in the highest foreclosure abandonment risk area as determined by the City of Atlanta's HUD funded Neighborhood Stabilization Program (NSP). The area's predicted foreclosure rate has been calculated for the NSP program. It is also the highest—ranging 8.8% to 18.5%. These NSP benchmarks indicate that the Project Area faces significant rises in home foreclosure rates. Subprime lending has also been a significant problem. Nearly half of the recent home mortgages made in the area were by subprime lenders.

The Atlanta Regional Commission projects Atlanta's population will grow by 43% by 2030. To foster a healthy, active, and diverse population, the City still faces the reality that "new property" must be created from old property. The challenge for the City is to redevelop its urban brownfields and reuse existing infrastructure to economically and efficiently promote commercial, retail, residential, and greenspace development. Only in doing so will Atlanta sustainably meet the demand of future population growth and minimize sprawl. Timing of the identification of potential brownfield sites is critical in order to position Atlanta to take advantage of the inevitable turnaround in the commercial and residential real estate markets. Increased tax revenue from redevelopment projects can be funneled back to these communities to begin a cycle of assistance where traditionally neglected communities stand a greater chance of turning around their economic and social misfortunes.

The Project Area includes all of those communities which were part of Atlanta's former HUD funded Empowerment Zone. Under the new HUD Renewal Community (RC) program, the City is committed to attracting new employment and affordable housing to distressed neighborhoods such as those in the Project Area. In its strategic plan, the City's RC application listed brownfield redevelopment as one of its priorities for the Tax Allocation District (TAD) commercial corridors. These commercial corridors continue to have remaining employment centers that connect local residents to jobs but the blight and environmental distress in each have to be addressed. In adopting the TADs, the City, has committed over \$11 million to attract developers and to leverage these funds to sponsor redevelopment and revitalization. This dedicated revenue stream is necessary to address local brownfield challenges.

Under the City's current assessment grant, there is a backlog of assessment requests for properties located in the targeted areas of this project which could not be accomplished with the remaining funds. Funding under this brownfield assessment grant will assist these communities by calling attention to areas previously neglected relative to economic development and environmental cleanup, and target redevelopment efforts to areas that would derive the greatest benefit. The City of Atlanta has made significant progress under its existing EPA funded grant program having assessed over 100 sites and totaling several hundred acres of land with an estimated redevelopment value in the billions of dollar range since 2004.

Though ongoing planning activities have achieved considerable accomplishments in improving the neighborhoods in and around the Project Area, resources have not been available to organize a planning strategy to advance local planning efforts specifically targeting brownfield redevelopment in the area. This grant will assist in the City's goal to leverage public and private resources for new sustainable growth and development.

2. Project Description and Feasibility of Success

a. Project Description

This proposed assessment project will be a community-wide project which impacts at least 14 of the 25 Neighborhood Planning Units (NPUs) that makes up the City. The four tasks of the project will be 1) Community Outreach and Education; the Education component will include education on Brownfields and Environmental Health and Environmental Justice, 2) Phase I and II site assessments, 3) Cleanup and Reuse Planning where new development projects are planned by public and private developers, and 4) Reporting qualitative and quantitative reporting to measure project goals and objectives. The City under the Atlanta Regional Commission's Plan 2040 has already adopted Smart Growth Livability Principles and will use these principles in site assessment decisions. Moreover, the City's goal of becoming a top 10 Sustainable City can be advanced through these efforts. Through grants from the Partnership for Sustainable Communities, Lead Hazard Reduction, Green and Healthy Homes Initiative and an EPA Technical Assistance grant, the City and its partners are able to develop a coordinated approach that reconciles developmental goals in an environmentally sensitive manner. With a focus on balancing the needs of the rebounding economy, protecting of the environment and its resources and advocating for social responsibility, the City will continue assessment in these neighborhoods to identify new sites and to complete sites that may not be completed under the current assessment grant. The Project Area consists of areas impacted by potential or actual brownfields including: 1) The Proctor Creek Watershed area, 2) Targeted Redevelopment Plans and Corridors designated by the City to be implemented, 3) Tax Allocation Districts, 4) The City's Opportunity Zone Program Area, 5) Sites that were identified in the City's 2009 Greenspace Program to be redeveloped and 6) The Brownfields Area-Wide Planning Program area.

Proctor Creek Watershed

Proctor Creek is an approximately 16 square mile area wholly located within the municipal jurisdiction of the City of Atlanta. Proctor Creek, which runs 9 miles in a northwesterly direction to the confluence of the Chattahoochee River, is listed for not meeting the State water quality standards for fecal coliform. The headwaters of the watershed originate in downtown Atlanta near the neighborhood of Vine City. The RCRA Division in EPA Region 4 designated the Vine City/Proctor area of the City of Atlanta an environmental justice community for watershed

improvements. This area has experienced frequent and repeated flooding which has contributed to a significant number of abandoned properties. In 2009, the Atlanta Regional Commission, in coordination with the City of Atlanta, began work on a Watershed Improvement Plan for Proctor Creek (financed, in part, through a grant from EPA under the provisions of Sections 106/604(b) of the Federal Water Pollution Control Act, as amended). The plan was finalized in September 2011. In 2010 and part of 2011, Park Pride, a local nonprofit parks advocacy organization, led a coalition of local and national partners to help those living in the Vine City and English Avenue neighborhoods, as well as local, state and federal government agencies, impacted businesses and institutions of higher learning in a Visioning Process to propose 200 acres of green infrastructure that will offer a connected series of green spaces to the community while providing capacity relief for the combined sewer system. The green infrastructure proposed for the project includes parks, stormwater management greenways, community gardens and other vegetative areas, as well as constructed streams, rain gardens and bioretention ponds. In addition to the series of connected green spaces, the vision calls for the introduction of green streets, a design approach that uses natural systems to reduce stormwater runoff, improve water quality, enhance pedestrian safety, and beautify neighborhoods.

Targeted Redevelopment Plans and Corridors

The City has completed and adopted 10 Tax Allocation Redevelopment plans. The TAD has become one the City's most valuable tool for economic development and revitalization. Of these redevelopment plans, five corridors have been identified in the Project Area. In addition, these corridors were designated as Development Priority Areas in 2006:

- **Donald Lee Hollowell Parkway**, a major corridor with significantly underutilized and vacant properties and a presence of brownfields from abandoned industrial and heavy commercial uses that once dominated the corridor. Since the year 2000, more single-family, medium and low-density residential, low-density commercial, and open space has been developed along the corridor. The area is close to major employment centers such as the Atlanta Industrial Park and the Chattahoochee Industrial Park. Under the current assessment grant, a portion of the Chattahoochee Industrial Park along the Chattahoochee River is undergoing a Phase II ESA for a major park that abuts the river.
- **Simpson Road**, a corridor whose predominant land use is commercial, with single-family residential and medium-density multi-family apartments. Approximately 31% of the corridor's land is vacant due to demolitions of distressed properties.
- **The Jonesboro Road** area contains sizeable tracts of vacant lots (26% of lots were identified in the adopted 2006 Jonesboro Road Redevelopment Plan) and undeveloped land. The same 2006 study found tax delinquencies of nearly \$500,000 along the corridor. This corridor in addition to vacant lots has many industrial sites that have been closed or abandoned. The corridor has a mix of newer, well-kept retail business juxtaposed against older strip centers. The Southside Industrial Park and Zip Industrial Park are major employment centers in the area. Hartsfield-Jackson Atlanta International Airport is at the southern end of this corridor.
- **Campbellton Road**, redevelopment along this corridor will be a complement to the redevelopment of Fort McPherson, a 488-acre U.S. Army installation undergoing redevelopment planning after its September 2011 closure under the Base Realignment and Closure Act. According to the U.S. Army, estimated job loss impact is close to 6,000 jobs lost. The project represents one of the largest single redevelopment projects to be undertaken in the region and anticipates 10,000 new jobs.

- **Memorial Drive**, a corridor lined with abandoned factories, vacant strip shopping centers, small, low-end retailer (i.e. liquor stores, check-cashing establishments, etc.), and paved parking lots. The corridor also has closed industrial plants and many acres of land that were dedicated to auto repair and small scale manufacturing. This corridor begins at the State Capital and runs through 5 neighborhoods east of the downtown business district.

Opportunity Zones

The City has designated 9 out of 33 areas as Opportunity Zones, most of which have been identified in the Project Area targeted redevelopment areas and Tax Allocation Districts. An Opportunity Zone (OZ) is a State of Georgia designation that is currently administered through the Department of Community Affairs for areas with 15% or greater poverty and with an adopted Urban Redevelopment Plan. An OZ would allow Atlanta to increase the amount of State job tax credits from \$1,750 to \$3,500 per job and would lower the job creation requirement from 15 to 2 jobs per employer. This is a state-based tax incentive that will encourage job growth in the Project Area. The City's Opportunity Zone application was approved by the State of Georgia in January 2011.

Greenspace

Project Greenspace is a comprehensive plan and strategy for implementing a city-wide greenspace system for Atlanta. The major goal of the plan will be for the City to significantly increase the acreage of greenspace and improve its equitable distribution throughout Atlanta neighborhoods. Under the current assessment grant, the City has completed 12 assessments of 119 new acres of greenspace. Assessment of greenspace leveraged funds under the current assessment grant is \$1.2 million. Redevelopment of brownfield sites for community and regional parks in size can only come from former brownfield sites as sites 20-50 acres in size are difficult to identify in the City unless they are former industrial or heavy commercial sites such as in warehouse distribution.

Area-wide Planning Area

EPA selected the City of Atlanta as a Brownfields Area-Wide Planning Pilot (AWP) Program recipient. The AWP is located in lower-income, predominantly African-American neighborhoods, which have been particularly hit hard by the recent recession and where poverty, unemployment, and property vacancies have been on the rise. The 3,282 acre project area consists of 5 redevelopment nodes within 2 miles of each other, connected by commercial/industrial corridors and multi-purpose transit and greenspace corridors. These nodes have been identified through long term planning and public engagement processes and consists of the area's most significant brownfield redevelopment projects and anchor the entire area's commercial, industrial, residential and greenspace redevelopment. As the redevelopment strategies outlined in the Area-Wide Plan are implemented, it is anticipated that there will be positive environmental outcomes related to air and water quality in addition to the redevelopment of these sites that would otherwise have occurred on undeveloped, greenfield properties. The City is currently working with community members to develop criteria for prioritizing sites. Assessment efforts will be coordinated with the City's environmental consultant for the project, and when appropriate, will seek the advice and guidance of the Georgia EPD and/or the USEPA. This coordinated approach to assessment will ensure that potential threats to human health and the environment are adequately addressed.

b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources

i) Budget for EPA Funding

The City's proposed budget for EPA brownfield assessment funding is outlined in Table 2. Each task description is described below.

Table 2: Project Budget

Categories	Project Tasks									
	Community Outreach		Site Assessment		Cleanup and Reuse Planning		Reporting		Total	
	Haz Subs	Petro	Haz Subs	Petro	Haz Subs	Petro	Haz Subs	Petro	Haz Subs	Petro
Personal										
Fringe Benefits										
Travel										
Equipment										
Supplies										
Contractual										
Other (Specify)										
Subtotal										
Total										

Task 1: Community Outreach – This task will build upon the momentum with traditional as well as new and innovative outreach efforts. Effective community engagement such as educational workshops and charrettes, appointing additional members to the Brownfields Stakeholders Advisory Committee, continued website development and upkeep, and printed brochures and flyers mailed to 5,000 NPU residents in the Project Area have been very successful to assist in brownfield identification of properties in neighborhoods for potential assessment. Due to the scope of the project and increased interest in brownfield assessments for several neighborhoods in the Project Area, we estimate each outreach event to cost approximately \$1,500. The City will also sponsor special environmental planning activities such as a Health Impact Assessment and certain activities that will be coordinated with the U.S. Centers for Disease Control and Prevention's Agency for Toxic Substance and Disease Registry Office (CDC-ATSDR) Atlanta Office.

Outputs: 10 community outreach events, project updates on the City's website, and online surveys/webinars. The City also plans to participate in regional and national brownfield events which provide opportunities to present experiences and lessons learned during the grant period.

Task 2: Site Assessment- The objective of this task is to perform timely and cost-effective property assessments of hazardous substance and petroleum contaminated brownfield properties to promote redevelopment and the creation and preservation of greenspace. Upon identification and selection of eligible sites for assessment, the City will collaborate with its brownfield project team to develop an appropriate, site-specific scope of assessment. Should additional, more invasive assessment efforts be necessary to properly characterize a site for cleanup and redevelopment purposes, a site-specific scope of work will be developed based on several factors including, but not limited to: 1) the recognized environmental conditions identified in the Phase I ESA; 2) the proposed end use of the property; 3) development and constructability issues; 4) future owner and lender concerns; and 5) measuring site-specific parameters useful in developing remedial strategies. When appropriate, guidance will be sought

from the Georgia Environmental Protection Division (EPD) Brownfield Program and/or USEPA Region 4. Funds used in this task will be leveraged with the City's remediation funds targeting the program's Project Area. This project will build upon and expand the GIS database developed by leveraging the City's relationship with the US Army Corps of Engineers, with the USEPA as a partner and as part of the City's 2010 brownfield assessment grant. Background data, such as Atlanta maps with political and natural features, and the functionality of the applications are complete. The City also sees a beneficial health and safety component to this grant that can assist in identifying properties where hazardous materials exist or illegal environmental activity may be occurring.

Outputs:

Additional funds are budgeted for GIS database management and additional priority sites that may be identified. The City believes this is a realistic figure based on the scale of the efforts for the Project Area. Additional outputs include a GIS database of identified and potential brownfield properties in a searchable format usable by developers, city planners, and law enforcement and emergency service personnel for identifying potentially hazardous/dangerous properties.

Task 3: Cleanup and Reuse Planning- The proposed end use of a property is a key consideration in cleanup planning, as end use typically dictates cleanup requirements. A well-defined end use facilitates coordination of cleanup with development activities such as grading, construction, scheduling, and designing and implementing institutional or engineering controls, as appropriate, to minimize the premium cost of remediation. Cleanup planning must also consider the contaminant(s) of concern, the extent of contamination, site-specific conditions, and proven as well as innovative remediation technologies. When possible, sites that are eligible will be encouraged to participate in Georgia's Voluntary Brownfield Program which allows for the consideration of alternative cleanup approaches, limitations of environmental liability, and cost recovery of assessments and cleanup costs for qualifying prospective purchasers. Cleanup planning activities will be limited to those sites that pose the greatest threat to human health and have a committed/identified reuse plan.

Outputs: Three cleanup planning activities will be scheduled for identified brownfield sites.

Task 4: Reporting - To provide USEPA and other stakeholders with sufficient information on the progress and success of Atlanta's Brownfield Redevelopment Program, status/progress summary reports will be prepared quarterly during the project performance period, with a final report submitted at the conclusion of the funding period. Reports will provide a summary of project progress and milestones met or exceeded during the reporting period, fund expenditures, and lessons learned and their applicability during the remaining term of the project. These reports present an opportunity to seek input and guidance from the USEPA and stakeholders on how the project is tracking and funds are administered. Throughout the project period, the City will report on the leveraging successes that result from this project - not only successes in leveraging brownfield redevelopment dollars, but success evidenced by improvements in clean air, clean water, smart growth, and environmental health. Reports will be available via paper copies with some portions provided only electronically (e.g., GIS data information) in the City of Atlanta Brownfields Program information repository.

Outputs: Quarterly reports, programs, and final report as required, and any special reports as appropriate. For example, reports to EPA and others to show how leveraged grant money contributes to meeting Government Performance Results Act goals.

ii) Tracking and Measuring Progress

This application has identified specific outputs and outcomes that are qualitative and quantitative. The Project Administrator will be responsible for tracking and measuring project progress. Progress will be tracked using the Assessment, Cleanup and Redevelopment Exchange System (ACRES), a Geographical Information System (GIS) database created under a previous assessment grant and an Excel spreadsheet. Items to be measured include, but are not limited to, number of Property Profile Forms submitted from property owners or the community, number of completed Phase I/II assessments, community meetings, clean-up planning, leveraged EPA funds, number of acres assessed, new greenspace acreage, etc. The tracking and measuring techniques include monthly reports to the Project Advisory Committee, monthly reports from the technical consultants, monthly reports from contractual entities hired through the grant, and from Quarterly Reports as required to be submitted to the regional and national offices.

iii) Leveraging

A key component in measuring the success of EPA's brownfield assessment program is the ability of grant recipients to leverage federal dollars with other funding sources to maximize the ability to redevelop brownfield properties. Table 3 presents information on leveraged funds to date realized under the City's current assessment grant.

Table 3: Leveraged Redevelopment Values Chart

City of Atlanta Brownfield Sites Current Project Redevelopment Values						
Property Address and Site		Acres	Funding Source			Estimated Value
			Local	State	Private	
Parks, Greenspace, Trails	1933 Wellburne Drive - Morningside Nature Preserve	1.65	✓			\$367,000
	0 Harper Road - Southbend Park - Swan Preserve	16.25	✓			\$584,000
	1427 Lucille - Enota Park Expansion	0.71	✓			TBD
	Proctor Creek - Preliminary Assessment	500	✓			TBD
	Mims Park Parcels	16	✓			TBD
	94 Flat Shoals - Lang Park Expansion	0.12	✓			\$215,000
	Beecher Elementary School - PATH Trail	1.9	✓		✓	\$5,400
	Atlanta Beltline Corridor - GDOT Section - SW Atlanta I-20 to Boone (Simpson)	17.7	✓	✓	✓	TBD
Other Project Activities	803 Martin Luther King Jr. Drive - Pascals site*	0.5	✓		✓	TBD
	627 English Avenue - English Avenue School	3.4	✓		✓	TBD
	0 Fairburn Road - Shreve Tract	2.41	✓			TBD
	400 Northside Drive - Proposed School	0.9			✓	TBD
	2020 Campbellton Road - Campbellton Plaza Shopping Center	11	✓		✓	TBD
	0 Donald Lee Hollowell - Chattahoochee Atl Ind Park	59.85	✓	✓	✓	TBD
	2056 Donald Lee Hollowell Parkway - Proposed Retail Store	1.08	✓		✓	TBD
	298 Martin Luther King Jr. Dr. - Marzetti	1.22	✓			\$1,030,000
	Area-Wide Plan 14 Properties - Preliminary Assessment	74.29	✓			TBD
	0 Waterford Road	0.91	✓			\$9,600
	71 Weatherby Street	0.1	✓			\$60,000
Total		709.99				\$2,271,000+

Working with Invest Atlanta, the City's Economic Development Agency, there are other programs available that can be leveraged with Federal Funds including tax credits, bonds and low interest loans. To date, approximately \$560 million in TAD bonds have provided gap financing for over \$3.4 billion in private development. Under the TAD program we also provide pay-as-you go financing. In addition, Atlanta will continue to work with the Trust for Public Land and the PATH Foundation to leverage greenspace development and work with the City's HUD Healthy Homes Program and NSP program to leverage community redevelopment and revitalization projects. The City's OZ program and Invest Atlanta will assist in leveraging private development funds to encourage job creation.

c. Programmatic Capability and Past Performance

i) Programmatic Capability

The current Assessment Program operates in the Office of Planning under the administration of the Assistant Director of Community/Strategic Planning. This person has eleven years of administrative brownfield experience. Under the Assistant Director is an Urban Planner who assists the Assistant Director on a daily basis and has been trained under the current grant and program administration. The other staff person with brownfield experience is the Assistant Director of Transportation who could also assist as needed. Resource and other expertise are attained through the City's Procurement System. This is done through a Request for Proposal requirement and/or the City has approved contractors on Annual Contracts. These Annual Contracts cover a multitude of expertise and allows City Departments the ability to acquire a needed service on an as needed basis since the annual contracts are service bids that are pre-approved by the Office of Procurement. Any contracts approved under this grant would be a competitive bid process consistent with requirements under 40 CFR, parts 30 and 31.

ii) Adverse Audits

The City has not experienced any adverse audit findings related to previous or existing brownfield grants.

iii) Past Performance

The City currently has three active brownfield grants: 1) Assessment (Petroleum and Hazardous), 2) Revolving Loan Fund (RLF), and 3) Area-Wide Planning Grant (AWP).

- **Funds Expenditure:** The 2009 Assessment grant (\$400,000) after twenty-eight months has spent 86% of grant funds. The 2009 Revolving Loan Fund Program (\$1,000,000) has spent 82% of its grant funds. The supplemental funding awarded to the City will be used for the English Avenue School, Area-wide Planning sites, the Hammond Park Community and privately owned greenspace. The 2010 Area-Wide Planning grant (\$175,000) has spent 82% of its funds to date. The major program activities under this grant have been scheduled for the last three quarters of 2012 and the City anticipates a 100% expenditure rate.
- **Compliance with grant requirements:** All reporting requirements are up to date. The Area-Wide Planning grant is materializing to where it should be and explanations have been provided to the EPA Project Manager as required.
- **Accomplishments:** Under the Assessment grant, 33 sites have been completed (Phase I and Phase II's), some of which are along the Beltline Project. These sites are in 2.5 miles of a 22-mile loop of proposed transit and trails. Of which 10 new greenspace or greenspace expansion sites for parks have been completed and 2 are in progress, as the City's goal is 10 acres per

resident. Two loans totaling \$815,000 have been completed under the Revolving Loan Fund program and the City anticipates three loans and a grant in the next calendar year.

3. Community Engagement and Partnerships

a. Plan for involving the affected community

As Atlanta's population continues to grow, a greater emphasis is being placed on rejuvenating brownfield properties in order to accommodate growth. Brownfield redevelopment has spurred community interest not only in the AWP planning area and the BeltLine, but also in several neighborhoods seeking resources to address areas they believed to be contaminated. Due to this increased in public interest on brownfields, the City will continue its efforts to educate the community on brownfield assessment as the first critical step for clean up and redevelopment. Community engagement will become more interactive and continuous, building upon the current momentum in the City to revitalize neighborhoods, redevelop underutilized properties, address environmental justice concerns, and create new greenspace. The City plans to utilize grant resources on properties with the greatest potential for reuse/redevelopment and that have broad-based community support.

Some of the City's most successful outreach efforts from previous and current brownfield grants that will be incorporated into this project include creating a strategic plan and program goals that will address community redevelopment interest; holding community-wide meetings where staff and project consultants are able to have group discussions with residents and developers; hosting Developer's Day forums twice each year to have discussions with developers on brownfield redevelopment opportunities; announcements on project progress through the City's cable television channel, newsletters, and press releases to the Atlanta Journal Constitution and Atlanta Business Chronicle; and formalizing a process to identify, prioritize, and assess sites. In 2005, the City solicited citizen input through Brownfield Nomination Forms. As a result of this effort, the City identified 25 brownfield sites totaling over 110 acres in the AWP Program. Under this project, the City will re-establish this effort by creating a new-Site Nomination Form available on the City's brownfield website, at community meetings, and in the Office of Planning. Sites assessed under this project will also be added to the City's interactive GIS database for communities to stay up to date on the project. Further information on the project will be available through monthly updates, which will be distributed through NPUs and the Atlanta Planning Advisory Board (APAB), the official citizen advisory councils to receive information and communicate the project to all Atlanta communities and neighborhoods. Monthly updates will also be uploaded to the City's brownfield website and include important project documents such as the Public Involvement Plan, meeting presentations and handouts, and similar information to help communities stay involved with the project. Additionally, the City will host quarterly meetings to seek input from private citizens, community groups and neighborhood associations, developers, and other stakeholders as well as conduct semiannual workshops to present information on the project and issues pertinent to the successful redevelopment of brownfields in the City. For communities directly impacted by a cleanup activity, informational meetings will be held with those neighborhoods. Atlanta has experienced significant growth in the Vietnamese, Asian, Indian and Latino populations over the past several years, and for these and other non-indigenous populations that may be impacted by this project, notices in ethnic-specific newspapers and fact sheets in appropriate languages will be distributed to those community associations that provide direct services to these populations.

Under the current assessment grant, the City has a Brownfield Stakeholders Advisory Committee (SAC) of thirty members that includes both public and private sector partners. The SAC has been a valuable resource that serves as the anchor of community outreach. For this project, each member will be requested to disseminate program information through their many channels of communication to include newsletters, website announcements, meetings with their constituent groups, and to provide information at public/private meetings they attend.

b. Current efforts to develop partnerships

i) Local/State/Tribal Environmental and Health Agencies

The City of Atlanta has a long and positive relationship working with local, state, and federal agencies. The City's partnership with health agencies includes the County's Office of Community and Environmental Health, the CDC-ATSDR, and Georgia State University's Georgia Health Policy Center. Current efforts and future plans include conducting health needs assessments and health impact assessments (HIAs) in the project area. These tools have proven to be beneficial with linking public health and brownfields, such as an HIA underway for the Proctor Creek area and a health needs assessment report completed as part of the AWP project. The role the health agencies will contribute to this project include community engagement and education on public health, providing technical assistance if necessary, and continued efforts to improve the health of residents in the City and address environmental justice to reduce health disparities in the project area.

ii) Other Relevant Federal and State Governmental Agencies

The City has concentrated to assist with and create strong sustainable communities. As a result, the Office of Planning participates on the federal Partnership for Sustainable Communities through the Region 4 EPA Office to discuss opportunities in the project area that emphasize Transit Oriented Development, brownfield cleanup, greenspace needs, and public health and workforce development concerns in Atlanta neighborhoods. Through the Partnership for Sustainable Communities, these federal agencies and the City can continue to work together to support ongoing city projects such as revitalizing communities through HUD's Green and Healthy Homes Initiative to protect children from lead based paint, promoting economic development through the U.S. Department of Transportation TIGER II grant for the Atlanta Streetcar project, and receiving technical assistance such as the EPA Proctor Creek Green Infrastructure Technical Assistance grant. The Partnership's value to the City is critical for determining strategic plans that sustain Atlanta for the years to come by assuring water supplies are protected and proper environmental protection is maintained. This interaction has increased our partnerships in terms of project collaboration and technical assistance that enhance our program delivery.

iii) Local Environmental Job Training Program

The City supports a local-federal partnership that will continue to demonstrate sustainable practices and create jobs for Atlanta residents in their own communities. An EPA Jobs Training program was awarded to our local partner and SAC member, the Centers for Working Families, Inc., that will train and place local residents in green construction jobs to help rebuild and revitalize the communities in the project area. The City hopes to continue this partnership and explore ways to employ graduates of the job training program with other stakeholder agencies that provide construction, sustainability, and green jobs.

c. Community-based organizations role in project

Atlanta has developed partnerships and relationships with entities that have a stake in the redevelopment of Atlanta's brownfield sites under current and previous brownfield grants. Current community-based organizations and stakeholders are listed in Table 4 and letters of support from each CBO is attached.

Table 4: Community-Based Organizations

ORGANIZATION	DESCRIPTION	PROJECT ROLL
Invest Atlanta	Economic Development Agency	Identify property and developers to target site assessments. Assist with financing redevelopment projects that have completed site assessments within a Tax Allocation District in the project area and continue due diligence for a Phase I/II ESA prior to greenspace acquisitions.
Georgia Institute of Technology	Research University	Provide technical assistance and outreach on potential industrial brownfield sites to target future assessments.
Atlanta Beltline, Inc.	Development Agency	Site assessments for development of new greenspace projects and affordable housing in the project area.
University Development Corporation	Community Development Corporation	Anticipate Phase II ESA to be conducted on potential site in the project area to be used as a Business Accelerator. Phase I on the property was completed under the current grant in February 2011.
H.J. Russell Company	Private Developer	Target brownfield sites in the project area to assess and redevelop into mixed-use, residential, or commercial.
MARTA	Public Transit Agency	Encourage mixed-use development on brownfields surrounding the Transit-Oriented Development stations in the project area.
Smith Real Estate Services	Real Estate Firm	Additional site identification for brownfield assessment
Fulton County Health Department	Community Health Services	Provide public health and environmental justice input during site assessment work and community outreach and education to address health disparities.
Annie E. Casey Foundation	Private Charitable Organization	Community Outreach and Education on brownfields. Leverage resources to the project.
Center For Working Families, Inc.	Low- income program agency	Leverage EPA Job Training Program graduates in brownfield assessments. Provide community outreach and education.
Community Improvement Association	Environmental CBO	Collaborate with non-profits, developers, government entities, and the City to conduct assessments in the Proctor Creek area.
Atlanta Housing Authority (AHA)	Housing Development	Anticipate assessment on property owned by AHA located in the Area-Wide Planning area within the project
Georgia State University-Georgia Health Policy Center	Environmental Health Research	Conduct Community Health Impact Assessments in the project area to help facilitate where to prioritize site assessments
PATH Foundation	Non-profit	Develop future trails along sites that will be assessed under the project
Hammond Park Neighborhood	Neighborhood Association	Identify sites and property owners to target assessments in order to move forward with financial incentives for future development of the area.
Peopletown Revitalization Corporation	Community Development Corporation	Implement projects identified in neighborhood plan as potential brownfield sites. Address environmental justice issues.
ECO-Action	Environmental CBO	Community Outreach and Education on Environmental Justice Issues.

4. Project Benefits

a. Welfare and/or Public Health

Atlanta's site assessment program is designed to help communities confront local environmental and public health challenges related to brownfields, and benefit underserved or economically disadvantaged communities. The City will take steps to reduce and/or eliminate risks to human health and the environment in the Project Area by targeting site assessments in the Project Area that are redevelopment-ready brownfields to complete Phase I and II assessment activities that will facilitate future remediation and reuse. There are several examples of anticipated benefits in the Project Area with known sites of environmental concerns. For instance, a local developer, and also a member of the SAC, is currently developing a mixed-use, affordable housing community which will also include a grocery store. Under this grant, surrounding sites in the area can be assessed that will ultimately result in revitalization and benefit current residents as well as attract future residents and businesses to the area. In addition, the BeltLine urban farm in the Project Area, and also within the AWP, received an EPA Targeted Brownfield Assessment (TBA) and is a model for future urban agricultural sites that can be assessed under this grant to promote access to healthy foods. The City anticipates that assessments in the Project Area will lead to improved air and water quality, such as reduced greenhouse gas emissions and other air pollutants, reduced stormwater runoff, and substantial reductions in pollutant loadings in local waterways. It is also expected that these types of environmental improvements will reduce suburban sprawl by attracting development to the Project Area's brownfields using Livability Principles. The City will provide a community outreach platform to prevent involuntary displacement of residents and businesses, ensure affordable housing, and create/retain job opportunities at brownfield cleanup sites. During the course of Phase II investigations where the potential to expose the neighborhood population to contaminants due to ground disturbing activities such as sampling, the City will take all necessary steps to ensure that exposures are reduced or eliminated. In advance of ground-disturbing activities, neighborhoods will be notified through NPU's and other methods outlined in the community outreach section of this application, so that community residents are aware of the reasons for ground disturbance and the precautions taken to protect the public. Precautions taken will include, as appropriate, the completion of Quality Assurance Project Plans, project health and safety plans, dust control measures, signs, and fences or barriers that will restrict access of unauthorized personnel.

b. Economic Benefits and/or Greenspace

i) Economic Benefits

Approximately \$750 million of commercial and residential within half a mile of the Eastside BeltLine trail has been created since 2005. The Eastside trail received a loan under the RLF. The City projects adding 720 units of affordable housing within the next year in the Project Area. The City anticipates quantifying economic benefits to ensure measures are taken to increase access to jobs, increase the tax base, reduce blight, and improve sustainability in the Project Area. Table 5 is an analysis to quantify a range of impacts, including job creation and attracting businesses.

TABLE 5	2012 GOAL	2012 YTD	2012 PROJECTION	2011 ACTUAL
PRODUCTION				
Job Creation	2,000	1,422	850	1,836
Total Business Wins	20	24	1	17
Capital Investment Attracted	\$250M	\$103M	\$100M	\$354M
Business Retention Visits/Small Business Consultations	200/250	40/378	17/20	Not Tracked or Recorded
Total No. of Small Business Loans Approved	15	12	1	7

ii) Other Non-Economic Benefits

Atlanta is one of the fastest growing urban areas in the United States, which heightens the need to preserve and create greenspace to maintain an acceptable park-to-population ratio. Between 2004 and 2012, 600 acres of new parks and greenspace has been added in the City. The City is committed to creating additional greenspace acreage to propel the City into being best in class for parks and open space. The City is in the midst of increasing its greenspace acreage to 16,000 acres or 20% of the City's area by 2013. While ambitious for a city with Atlanta's projected population growth, the Mayor, City officials, and City residents see the value in creating and preserving greenspace. The Atlanta Regional Commission's Greenspace Planning Program has compiled data on protected greenspace within the metro-Atlanta area. The City of Atlanta is slightly above average in terms of amount of total land protected as greenspace (5.1% versus the 20-county average of 4.1%). However, to meet the City's 20% target, more work has to be done, and the creation of greenspace from brownfields can provide a significant contribution towards meeting that goal.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

In order to better connect housing to jobs, the City has worked to coordinate federal housing and transportation investments with local land use decisions in order to reduce transportation costs for families, improve housing affordability, save energy, and increase access to housing and employment opportunities. By ensuring that affordable housing is located near job centers and accessible to public transportation, the City will nurture healthier, more inclusive communities which provide opportunities for people of all ages, incomes, races, and ethnicities to live, work, and learn together. Key to the success of Atlanta's brownfield effort will be the integration of the City's MARTA public transit system into redevelopment projects. As urban areas become more congested, gasoline prices remain unstable, and air quality declines, the availability of public transit will play an ever-increasing role in where new residents to Atlanta will choose to live and work. This project's focus on corridor redevelopment, the revitalization of the BeltLine, and an opportunity to tie existing MARTA service into growth areas can plan for transit improvements as part of redevelopment. Most of these transit points serve low-income communities that would benefit greatly from the greater access to jobs through a more complete transit network to move people to more parts of the City. This transit oriented development philosophy is consistent with Livability Principles. The City plans to upgrade storm and sanitary sewers by the year 2013, financed by a 1% sales tax. Additionally, the City's Quality of Life Bond Program has issued over \$150 million in bonds to help with infrastructure upkeep.

This project allows for the incorporation of smart growth principles into the planning process from the very beginning of redevelopment planning, thereby increasing the likelihood of success. In 2006, the City identified environmental sustainability as a critical factor in making Atlanta a "best in class" city. The City's Office of Sustainability initiatives are geared to making Atlanta more sustainable by improving "green" programs and policies such as water and energy conservation, reducing solid waste, reducing emissions, and improving the rates of recycling. Recommendations for sustainability include sustainable land use choices and smart growth which embraces brownfield redevelopment. Brownfield redevelopment and community involvement are critical components of the entire spectrum of the City's sustainability program, encompassed by operations policy, general education and advocacy, and land use.

ATTACHMENTS

- LETTER FROM THE STATE ENVIRONMENTAL AUTHORITY
- LETTERS OF SUPPORT FROM ALL COMMUNITY BASED ORGANIZATIONS IDENTIFIED IN THE COMMUNITY ENGAGEMENT AND PARTNERSHIPS RANKING CRITERIA
- APPLICATION FOR FEDERAL ASSISTANCE SF 242 FORM
- GEORGIA STATE CLEARINGHOUSE NOTIFICATION
- SPECIAL CONSIDERATIONS CHECKLIST:
 - FEMA-1750-DR
 - HUD-DOT-EPA PARTNERSHIP FOR SUSTAINABLE COMMUNITIES GRANT RECIPIENT FOR LEAD HAZARD CONTROL GRANT PROGRAM AND GREEN AND HEALTHY HOMES INITIATIVE
 - EPA BROWNFIELDS AREA-WIDE PLANNING GRANT RECIPIENT

Georgia Department of Natural Resources

Environmental Protection Division

2 Martin Luther King Jr. Dr., SE, Suite 1154 East, Atlanta, Georgia 30334

Judson H. Turner, Director

Land Protection Branch

Keith M. Bentley, Branch Chief

Phone 404/656-7802 FAX 404/651-9425

November 2, 2012

Mr. Philip H. Vorsatz, P. E.
U.S. Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street (SNFC, EPA Mail Rm)
Atlanta, GA 30303

RE: City of Atlanta Community-Wide Hazardous Substance and Petroleum Assessment Grant Application

Dear Mr. Vorsatz:

The city of Atlanta has asked the Georgia Environmental Protection Division (GA EPD) to provide a letter pursuant to the threshold eligibility criteria for funding under the U.S. Environmental Protection Agency's Small Business Liability Relief and Brownfields Revitalization Act. The city of Atlanta is seeking grant funding for community-wide assessment of brownfields contaminated with hazardous substances and petroleum.

The City of Atlanta has used brownfields assessment grant funding to identify an estimated 950 brownfield properties within the city and perform environmental site assessments. The city has used its current assessment funds to perform Phase I and II environmental site assessments on thirty-two properties. Most recently, the city performed Phase I environmental site assessments on fourteen properties identified by the community as part of its brownfield area-wide planning grant. The area-wide planning project area consists of three tax allocation districts-Beltline, Campbellton Road, and Metropolitan Parkway- and two overlay districts in southwest Atlanta, totaling 3,292 acres.

Sites on which the city has performed environmental site assessments can now be positioned for clean up and redevelopment. The US EPA awarded a \$1 million Revolving Loan Fund grant to be used to support the clean up of sites contaminated with hazardous substances and petroleum. The city has shown its commitment to clean up environmentally contaminated sites with a recent loan to Atlanta Beltline, Inc. to remediate contaminated soil along a 2.25-mile tract of the Atlanta Beltline (Eastside Trail). The Eastside Trail has been redeveloped into a walking/biking trail that connects several communities and parks, making it the first section of the Atlanta Beltline to be completed. The Atlanta Beltline is a 22-mile railroad corridor that encircles the city's urban core. The city envisions redeveloping this corridor into a combination of green space, trails, transit, and new development.

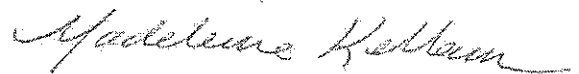
As a member of Atlanta's Stakeholder's Advisory Committee, the GA EPD is prepared to continue to assist and support the city with the assessment and clean up of their brownfields. Along with the US EPA and the city's environmental consultant, GA EPD can advise the city on assessment of their brownfields to better position these sites for possible clean up under Georgia's Voluntary Brownfields Program or Voluntary Remediation Program.

Mr. Vorsatz
November 2, 2012

Additional brownfields assessment grant funding would assist the city with performing environmental site assessments on properties in their brownfields area-wide planning project area, Proctor Creek area, targeted redevelopment corridors, the Atlanta BeltLine, and within city neighborhoods, bringing them closer to their ultimate goal of creating a sustainable brownfields program. I am pleased to express support for the city of Atlanta's application for assessment grant funding.

A copy of this letter has been provided to the City of Atlanta's representative for inclusion in the grant application package. If you have any questions, please contact me at 404-657-8616.

Sincerely,



Madeleine Kellam
Brownfields Coordinator

cc: Mr. Garnett Brown, City of Atlanta, Bureau of Planning
Mr. Brian Gross, US EPA Region 4

File: Brownfields Grants, City of Atlanta, Bureau of Planning

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October 29, 2012

Mr. Philip H. Vorsatz, P.E.
US Environmental Protection Agency
Region 4
Atlanta Federal Center
61 Forsyth Street
Atlanta, GA 30303

Re: City of Atlanta
EPA 2013 Brownfield Assessment Grant Application

Dear Mr. Vorsatz:

The Environmental Protection Agency, City of Atlanta and Atlanta BeltLine, Inc. have a strong history of partnership in pursuit of our shared objective of brownfield remediation. We are proud to support the City of Atlanta on its application for the US EPA Brownfield Assessment Program.

An estimated 1,100 acres of brownfields will be remediated over the course of the Atlanta BeltLine's implementation. An award from the Brownfield Assessment Program would enable the City to advance this key initiative to promote the development of greenspace, healthy communities and improved public health.

Atlanta BeltLine, Inc. is fully supportive of the City of Atlanta's application for the 2013 US EPA Brownfield Assessment Program. We look forward to this opportunity to strengthen our collaborative relationship with the Environmental Protection Agency.

Sincerely,

A handwritten signature in cursive script, reading "Lisa Y. Gordon".

Lisa Y. Gordon
Interim Leader and Chief Operating Officer
Atlanta BeltLine, Inc.



DEPARTMENT OF HEALTH SERVICES
Office of the Director
99 Jesse Hill Jr. Drive S.E.
Atlanta, Georgia 30303
Telephone (404) 613-1202 - Fax (404) 613-1294

October 29, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Dear Ms. Crawford:

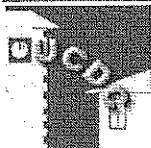
The Fulton County Department of Health Services (FCDHS) strongly supports the City of Atlanta's application for the 2013 Environmental Protection Agency Brownfields Assessment Grant. Since brownfields have potential hazards affecting public health, the proposed project to continue a citywide assessment of brownfield properties is anticipated to be a significant part of improving the quality of life and health of Fulton County citizens residing in the City of Atlanta. The proposed project activities that are to be conducted within the Brownfields Area-Wide Planning project area, the Proctor Creek area, targeted redevelopment corridors, the BeltLine, and within city neighborhoods align with the work being conducted by this Department.

Some of the target areas of the proposed project experience health disparities, which FCDHS is committed to reduce. There are various programs through which we are striving to reduce health disparities, and your proposed project compliments specifically the work of our Environmental Health Services Division (EHSD) and our Environmental Justice Program. EHSD has a Well Program through which records on onsite water supplies (wells) are maintained; permits are issued; and technical expertise is provided, especially when there is a threat to ground water and onsite water supplies from hazardous substances. EHSD is also instrumental in finding a solution to the illegal tire dumping issue. In addition to the work of EHSD, our Environmental Justice (EJ) Program has been making steps to address health disparities in minority and low-income neighborhoods, focusing on disparities related to the natural and built environment in Fulton County. The EJ Program has worked to provide public health and environmental justice input to projects and activities in the Proctor Creek area. Among other efforts, the Environmental Planner within the EJ Program is currently working with the United States Environmental Protection Agency to conduct a Health Impact Assessment in the Proctor Creek area (specifically the North Avenue Watershed Basin). The Environmental Planner continues to be available to collaborate with you by providing public health and environmental justice support to your project.

FCDHS has a mission to promote and to protect the health of the people of Fulton County, Georgia. FCDHS recognizes the importance of the work that your project has produced to date. However, we passionately emphasize the need for the work to continue. We are enthusiastic about our partnership with you, and we look forward to our continued collaboration to improve the environment and public health for the citizens of Atlanta, Georgia within Fulton County.

Sincerely,

Patrice A. Harris, M.D., M.A.
District Director
Fulton County Department of Health Services
Phone: 404-613-1205



Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

October 29, 2012

The University Community Development Corporation (UCDC) is happy to provide this letter of support to the City of Atlanta for the City's proposal to the U.S. Environmental Protection Agency for a Brownfield Assessment Grant.

In 2009 UCDC, as the Community Development Corporation (CDC) for the Atlanta University Center Consortium (AUCC), which is comprised of Morehouse College, Spelman College, Clark Atlanta University and Morehouse School of Medicine, completed a Community Economic Development Strategy (CEDS) study which covers a forty census tract area, much of which falls within the project boundaries that this grant would cover. The CEDS identifies seven industry categories that the assets of the community would support. UCDC is currently working on a program to recruit these industries to the community, thereby creating permanent employment for residents of these Westside neighborhoods, which have some of the highest area of unemployment in the City of Atlanta.

UCDC is also working with the schools of the AUCC to develop a mixed-use Business Accelerator for emerging companies in the fields of Life Science, Technology and Small Business. The companies and businesses for this accelerator are emerging companies that are ready for technology transfer, and to raise money in the capital markets. This project will create jobs at all levels with an emphasis on jobs that will attract graduates of the AUCC. The site identified for the Business Accelerator is the former historic Paschal's hotel and restaurant. The site has historical significance as the seat of the civil rights movement in the south. Many strategy sessions with the leaders of the civil rights movement were held at the old Paschal's restaurant, and many leaders of the movement were housed in the hotel that provided hospitality to African Americans in the segregated south. This site is currently vacant and has been vacant for more than eight years. UCDC, working with Presidents of the colleges, began investigating the site as a potential location for the Business Accelerator. UCDC also worked with the City of Atlanta to complete a Phase I environment assessment of the site in February 2011. As we move forward with the plans for this location we anticipate additional environmental work will need to be completed.

Finally, UCDC is working with the West Ends Merchants Coalition to create a West End Community Improvement District (WECID), which when implemented will help revitalize the commercial corridor of the West End and benefit the adjacent communities of Adair Park and the Pittsburg Community.

These are only a sample of the projects that the City, through this Assessment Grant, can accomplish with cleaning up years of environmental neglect in underserved communities throughout the City.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Pete Hayley', is written over the typed name and title.
Pete Hayley
Executive Director



Post Office Box 14327
Atlanta, Georgia 30324
404 875 7284 TEL
404 875 3242 FAX
pathfoundation.org
path@pathfoundation.org

Executive Director
Edwin E. McBrayer, Jr.

BOARD OF DIRECTORS

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Alexander C. Taylor
The Honorable Andrew J. Young

October 30, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Ave Suite 3350
Atlanta, Georgia 30303

Dear Ms. Crawford:

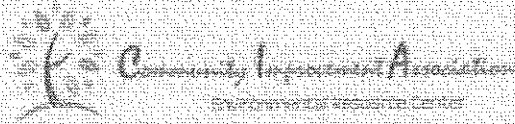
PATH Foundation is pleased to offer support for the City's effort to receive a Brownfield Assessment Grant from the Environmental Protection Agency. Cleaning up brownfield sites is consistent with our mission to utilize vacant, often contaminated sites as corridors for multi-use trails. It is common for us to encounter brownfield sites while searching for trail routes through the developed part of the city. Having these assessments in hand will help guide the planning effort as we retrofit the city with greenways and trails.

Good luck with your effort to obtain this grant. Please call me if you need additional information regarding our support.

Sincerely,

Ed McBrayer
Executive Director
PATH Foundation, Inc.

Community Improvement Association, Inc
Mailing Address: 435 Joseph E. Lowery Blvd. Atlanta, GA 30318



Garnett Brown
City of Atlanta
Bureau of Planning
55 Trinity Avenue, suite 3350
Atlanta, GA 30303

October 31, 2012

RE: City of Atlanta application for 2012 U.S Environmental Protection Agency Brownfield Assessment Grant

Dear Mr. Brown,

I am writing in support of the City's application for Brownfield Assessment funding. CIA is a non-profit resident based environmental organization that has been focusing on environmental education, assessment, and remediation activities for 5 years. The English Avenue and Vine City communities are located near the downtown area of Atlanta. Also, this community is located within the Proctor Creek Sewer Basin where the application focuses.

As we work with our partners to revitalize these communities, being able to address water quality is crucial. The State of Georgia has placed Proctor Creek on its list of water not meeting State-mandated water quality requirements due to the presence of high numbers of fecal coli form bacteria. Also, pollution control maintenance near English Avenue and the downstream communities' needs attention. The impaired segment is 9 miles long. Begins near I-20 and flows northwest to its confluence with the Chattahoochee River near I-285. Assistance with assessment and ultimately with clean-up removes the obstacles, contributing to the overall momentum for development in the community.

CIA works with non-profit, private sector development partners, as well as with government entities and financing residents on our community revitalization projects. We can serve as one of the partners to help implement this grant.

If you have any questions about our support for this application, I can be reached at 678 663 1858 or @ Freetheland@live.com

Sincerely,

Tony Torrence
President



2424 Piedmont Rd. N.E.
Atlanta, GA 30324-3330
404-848-5000

November 1, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: MARTA's Support for the City of Atlanta Brownfield Assessment Grant Application

Hello Mr. Brown,

MARTA is pleased to offer our support to the City of Atlanta in its submission for the 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant. MARTA recognizes the environmental and economic benefit that this grant will bring to the targeted areas of the City and to the City as a whole. Furthermore, we view this effort by the City as being conducive to our efforts with the Atlanta Streetcar project and Transit Oriented Development (TOD) in the targeted communities.

The streetcar will traverse through one or more of the targeted redevelopment corridors for the grant such as the Sweet Auburn Corridor. The expected economic impacts of the Streetcar are wide ranging. It is projected that the implementation of the streetcar will generate more than 40 long-term jobs directly related to the streetcar's operation and maintenance. Streetcars have been proven to act as a catalyst for revitalization and economic development along their route. In addition, a Finding of No Significant Impact (FONSI) was approved and issued by the Federal Transit Administration in May 2011 that determined that there will be no significant environmental impacts as a result of the Atlanta Streetcar.

The Brownfield assessment project that you are proposing would no doubt help support the sustainability of the Streetcar in the future by facilitating redevelopment efforts along the alignment. Given that redevelopment of the corridor will develop ridership, and that increased transit ridership will support additional development, MARTA recognizes the shared benefit that is presented by this grant opportunity.

Furthermore, the target areas of your grant include West End, Oakland City, and Lakewood/ Ft. McPherson transit stations. Our recently adopted TOD guidelines encourage mixed use developments around our stations with a substantial amount affordable housing. We view this grant as a possible catalyst in our TOD efforts in this part of the City of Atlanta. We are pleased to be a partner in this endeavor.

Sincerely,

A handwritten signature in black ink, appearing to read "Cheryl L. King". The signature is fluid and cursive, with a large, sweeping "C" at the beginning and a long, horizontal stroke at the end.

Cheryl L. King, AICP
Assistant General Manager-Planning
Metropolitan Atlanta Rapid Transit Authority

Nov 02 12:07:51p

Pam lee

7704936833

p.2

Officers:

DeNorris Andrews, Pres.

Latasha Mitchell, V. Pres.

Pam Lee, Sec.

Bill Thornton, Treas.

Patrice Mitchell, Sargent-at-Arms
& Parliamentarian**HAMMOND PARK NEIGHBORHOOD ASSOCIATION**

2908 First Ave. SW

Atlanta, GA. 30315

#404-285-2900

November 1, 2012

Ms. Brandy Crawford
City of Atlanta, Planning Dept.
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Dear Ms. Crawford,

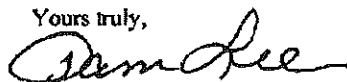
Hammond Park is a neighborhood located in southwest Atlanta. This area is one of the most socio-economically depressed areas in the Atlanta. Most families do not own a car, most adults are unemployed or underemployed, and most of the children receive free lunches. It is also one of the most underserved areas in Atlanta. The recent budget cuts in public transportation reduced the number of bus stops and the frequency of the bus runs. Marta rail does not have a station close enough to be accessed by our residents. There is not a park of any kind within safe walking distance of our neighborhood. Most people do not own computers and have no access to them.

The neighborhood is bordered on two sides by streets (Cleveland Ave and Metropolitan Parkway SW) that have heavy contamination resulting from the businesses that are currently or were previously located here. Over two thirds of the properties on these streets in our neighborhood have petroleum contamination and are gas stations, auto servicing or collision centers. Since the residents must walk to the bus stops and children must walk to school, they are constantly exposed to the dangers of the contaminated businesses.

We desire to have the contaminated properties and surrounding areas tested. Once our information is confirmed, we would like to see financial assistance to help convert these properties to safe businesses and services needed by the neighborhood. We envision a park, some green spaces, and businesses such as office supplies, computer rentals, copying capabilities, small food stores, clothing stores, a health clinic, a youth center, etc. By eliminating the potential health problems created by the contamination in our neighborhood and creating healthy and needed facilities and businesses, we hope to improve the health and quality of life all of our residents.

We are supportive of the City's application for the 2013 Brownfield Assessment grant. If awarded the grant, we hope to collaborate with the City to assess these potential brownfield sites that are affecting our community.

Yours truly,



Pam Lee, Secretary



November 1, 2012

City of Atlanta
Department of Planning and Community Development
Attn: Brandy Crawford
55 Trinity Avenue, St 3350
Atlanta, GA 30303

RE: City of Atlanta Brownfield Assessment Grant Letter of Support

Dear Ms. Crawford:

Russell New Urban Development is pleased to provide this letter of support for the grant request to the U.S. Environmental Protection Agency. Russell New Urban Development, LLC (RNUD), the development arm of H. J. Russell & Company and a privately held real estate development company, is a catalyst for urban transformation primarily throughout the Southeast. We have 50+ years of experience in urban development and understand how to create thriving urban communities. From single and multi-family properties to mixed-use communities and commercial developments, we identify and define locations that offer homebuyers and retailers appreciable advantages and great place to live, work and play. Our mixed-use communities offer a range of services and offerings that attract a diverse group of consumers and businesses. We have placed over 3000 residential units and 200,000 square feet of retail in the market.

The majority of the work completed has been in the city of Atlanta. We plan to continue our focus in the city and redevelop. As you are aware, many of the target sites are believed to have environmental challenge and this grant will help quantify and confirm the status of key sites for the city. An example of the sites that we are continuing to develop is in the Historic Westside Village project area just east of the Georgia Dome. We are pleased with the completion of the new Walmart and Housing opportunities. These sites had significant environmental challenges and it is anticipated that the same will be encountered in the next phases of development.

The grant award can be a necessary catalyst to help defray some of the initial development costs and allow developers to leverage the grant for additional funding for clean up in several area including Historic Westside Village as mentioned previously. By reactivating these sites and making them economically viable will help in the revitalization and stabilizing of many of the city's neighborhoods.

We look forward to working with you on these endeavors. If you have any questions or comments, please do not hesitate to contact me at 404.330.1036.

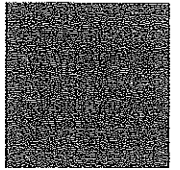
Sincerely,

A handwritten signature in black ink, appearing to read 'Edrick J. Harris', with a stylized flourish at the end.

Edrick J. Harris,
Director, Real Estate Development



The Center for
Working Families, Inc.



November 1, 2012

Garnett Brown
City of Atlanta
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: U.S. Environmental Protection Agency Brownfield Assessment Grant Letter of Support

Dear Mr. Brown:

The Center for Working Families, Inc. (TCWFI) fully supports the City of Atlanta's submission for the 2013 U.S. Environmental Protection Agency Brownfield Assessment grant. TCWFI, a 501(c)(3) nonprofit organization, focuses on workforce development and job readiness and serves highly impoverished, disinvested and blighted neighborhoods within city limits. The availability of grant funds to assess properties that are contaminated or that may be contaminated with hazardous materials or petroleum substances would be invaluable.

Over the past several years, TCWFI has partnered with the City of Atlanta to address critical community and economic issues in communities of need. TCWFI currently works to leverage critical pieces of work with the efforts of the City through the Green and Healthy Homes Initiative and also partners with the City to execute a federally funded lead based paint remediation program. TCWFI also serves on the City of Atlanta's Brownfield Stakeholder Advisory Committee, is an active member of the Partnership for Sustainable Communities and has recently partnered with the City to provide input and expertise to the City's Area-Wide Planning Pilot Program.

In summer 2012, TCWFI launched a U.S. EPA-funded environmental workforce development program to train and place workers in brownfield assessment and remediation careers in Atlanta. It is critical that this new training and placement pipeline is leveraged with the efforts of the City of Atlanta to ensure that area residents are prepared and placed in sustainable green careers. Throughout TCWFI's years of partnership with the City of Atlanta, the City has proven itself a leader in developing and supporting innovative models that comprehensively address environmental hazards while also incorporating numerous opportunities for low income residents. TCWFI strongly supports the City of Atlanta's application and recommends that the U.S. Environmental Protection Agency fully fund this request.

We look forward a continued and successful partnership with the City of Atlanta.

Sincerely,

Jasmine Williams Miller
Chief Operating Officer

The Dunbar
Neighborhood Center
477 Windsor Street SW
Suite 101
Atlanta, GA 30312
www.tcwfi.org

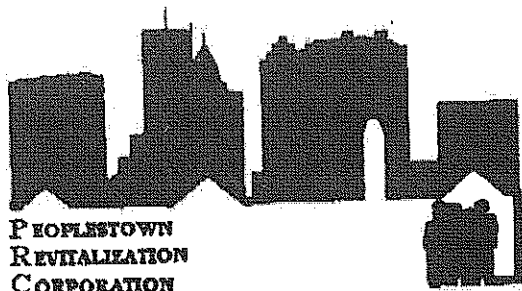
phone: 404.223.3303
fax: 404.586.0513

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4045213550

PRC

PAGE 81



1044 Washington Street Atlanta, Georgia 30315

November 1, 2012

Ms. Brandy Crawford
City of Atlanta Office of Planning
55 Trinity Avenue Suite 3350
Atlanta, GA 30303

Dear Ms. Crawford,

The Peopletown Revitalization Corporation (PRC) is in complete support of the new grant for 2013 U.S. Environmental Protection Agency Brownfields Assessment Grant. For the City of Atlanta efforts to impact the economic and environmental need of the targeted community reuse and redevelopment of Brownfield sites. We have many properties that are contaminated or may be contaminated with hazardous materials or petroleum substances.

PRC is a CHDO organization in the city of Atlanta and has been involved with the City of Atlanta and has been involved with the city of Atlanta. We have a vested interest in community and economic development of the Brownfield in our neighborhood for more green spaces, global logistics jobs and the Beltline. We see this effort in an immense way to partnership and leverage resources to help complete projects in our re-development Plan, also work on the environmental justice concerns for our low-income neighborhood.

As a member of the stakeholders Advisory Committee and participating in the area wide planning pilot program, this will undeniably help PRC efforts to leveraging resources for re-development in our area.

Sincerely,

Columbus Ward Jr.
Executive Director



CITY OF ATLANTA

DEPARTMENT OF PLANNING, DEVELOPMENT
AND COMMUNITY DEVELOPMENT
68 MITCHELL STREET SW SUITE 1200 GROUND FLOOR
ATLANTA, GEORGIA 30335-0335
(404) 330-6390 FAX: (404) 658-6950 TDD (404) 658-7820

KASIM REED
MAYOR

JAMES SHELBY
COMMISSIONER

DERRICK JORDAN,
INTERIM DIRECTOR
OFFICE OF HOUSING

November 1, 2012

Brandy Crawford
City of Atlanta
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303

Re: U.S. Environmental Protection Agency Brownfield Assessment Grant Letter of Support

Dear Ms. Crawford:

The Office of Housing's mission is to promote coordinated community development and support the production and rehabilitation of safe, sanitary, and affordable housing, thus stimulating the economic development opportunities for the residents of the City of Atlanta. We have completed homes in several neighborhoods with Office of Housing funding that are also located in the City's EPA Brownfields Area-Wide Planning Pilot Program project area. One of these neighborhoods is the Pittsburgh community. The Office of Housing through the HOME and NSP1 programs are projected to invest over \$2.8 million into the Pittsburgh community for the acquisition and rehabilitation of single-family homes for rent or sale to income eligible households. Since the awarding of the \$2.1 million dollars Lead Hazard Reduction and Green and healthy Homes Grant, the Office of Housing through its Lead Safe Atlanta program has completed over 36 homes city wide in neighborhoods such as Pittsburgh, Grove Park, Hunter Hills, Kirkwood and many others. This grant will assist us with removing lead hazard in over 170 homes of children under the age of 6 within the next year. This effort will assist the Brownfield impacted areas by having a larger impact and bigger investment.

The Office of Housing supports the City of Atlanta's grant submission for the 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant. The availability of grant funds to assess properties that are contaminated or may be contaminated with hazardous materials or petroleum substances would be incredibly valuable to support our partnership with other federal agencies such as HUD.

We look forward to continuing to work with you and hope to have an opportunity to assist in the implementation of this program.

Sincerely,

A handwritten signature in black ink, appearing to read "Derrick Jordan", written over a large, stylized "Z" or "J" shape.

Derrick Jordan
Director, Office of Housing



KASIM REED
MAYOR

George Dusenbury, IV
Commissioner
Department of Parks, Recreation and
Cultural Affairs

November 1, 2012

Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

RE: U.S. Environmental Protection Agency Brownfield Assessment Grant Letter of Support


Dear Ms. Crawford:

On behalf of the Department of Parks, Recreation and Cultural Affairs, we are supportive of the city's application for the 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant. The Department's mission is to improve, preserve, protect and maintain the City's parks and public green spaces as a safe and enjoyable enhancement to the quality of life for all residents and visitors to the City of Atlanta. Brownfield property revitalization developed into new parks and greenspace has been a significant asset to our community and we look forward to identifying and creating more space around the city for which the grant will allow more assessments.

The grant will certainly serve our goals of acquiring and cleaning up additional brownfield sites along the Atlanta BeltLine. We have completed or are in the process of developing or expanding five parks along the BeltLine where over 400 acres has already been acquired for the use of parks and greenspace. Additionally, we have used the existing Brownfield Assessment Grant for acquisitions of new parkland and trails throughout the remainder of the city, including the proposed 16 acre Mims Park in the Vine City area; approximately 60 acres along the Chattahoochee River; the expansion of Lang Carson Park along the Atlanta BeltLine; the creation of a connection from the Southwest BeltLine Connector Trail to Beecher Elementary School; and the expansion of Jennie Drake Park. We also plan to use any future grants to evaluate potential park properties in other sensitive areas along Proctor Creek and the Chattahoochee River.

Assessing contaminated or potentially contaminated sites is necessary for our city to progress and we are committed to supporting the endeavors the grant will offer.

Sincerely,



George A. Dusenbury
Commissioner



86 Pryor Street, SW, Suite 300
Atlanta, GA 30303
404.880.4100 Phone
404.880.9333 Fax
www.investatlanta.com

Atlanta Development Authority
Urban Residential Finance Authority
Downtown Development Authority

November 2, 2012

Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: U.S. Environmental Protection Agency Brownfield Assessment Grant Letter of Support

Dear Ms. Crawford:

Invest Atlanta, the Economic Development agent for the City of Atlanta, focuses on residential, business and investment growth in the city. Invest Atlanta regularly works with developers, investors and business owners to identify viable development opportunities.

Many of these development opportunities, however, require that the City reevaluate many parcels that have significant environmental issues before any redevelopment can be realized. With the Area-Wide Planning Pilot program, Invest Atlanta was able to leverage redevelopment dollars and the grant provided by EPA to do just that. Specially, Invest Atlanta, the Beltline Tax Allocation District, the City and the EPA grant, all invested and redeveloped the Eastside Trail along the Beltline. By leveraging these funds, we were able to address the environmental needs of one of our targeted communities; as well as, to spark economic development of the area.

Invest Atlanta supports the City's renewal grant submission for the 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant. It is apparent to Invest Atlanta and the community how the Brownfield property revitalization can impact the overall economic and environmental health of Atlanta as it grows, develops and continues to attract new residents and businesses.

Additionally, Invest Atlanta manages the acquisition of parks and greenspace for the City of Atlanta's Department of Parks, Recreation and Cultural Affairs. Increasing the amount of clean and safe park land is a high priority for both Invest Atlanta and the City, given the resulting impact on economic development and overall quality of life for its citizens. The Brownfield Assessment Grant provides for a key due diligence component for every park acquisition and has been an invaluable resource. Continued access to Grant funding will significantly aide and support the City's ongoing efforts to grow and improve its park system.



86 Pryor Street, SW, Suite 300
Atlanta, GA 30303
404.880.4100 Phone
404.880.9333 Fax
www.investatlanta.com

Atlanta Development Authority
Urban Residential Finance Authority
Downtown Development Authority

Page 2 of 2

If awarded the grant, Invest Atlanta will work closely with the City to identify properties and potential developers. Invest Atlanta frequently interacts with members of the real estate development community and enthusiastically promotes the various economic development incentives available to encourage development and investment in the City. A tool that will continue to be leveraged is tax increment financing. These funds can be used to finance redevelopment activities in priority brownfield areas that fall within the City's ten tax allocation districts.

We look forward to continuing to work with you and hope to have an opportunity to assist in the implementation of this program.

Sincerely,

Dr. Eloisa Klementich
Managing Director, Business Development

Atlanta Civic Site
477 Windsor Street, SW, Suite 304
Atlanta, GA 30312
404 222-3660
FAX 404 589-1880



The Annie E. Casey Foundation

November 2, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant

Dear Ms. Crawford:

On behalf of The Annie E. Casey Foundation Atlanta Civic Site, I am pleased to send this letter of support for the City of Atlanta application for the 2013 EPA Brownfield Assessment Grant. The City of Atlanta planning department, along with the Partnership for Sustainable Communities and the EPA, has been a critical partner in our efforts to assess and remediate a 31.4-acre brownfield at 352 University Avenue in the Pittsburgh neighborhood of Southwest Atlanta.

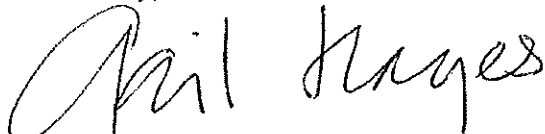
Through a grant from the Partnership for Sustainable Communities, we completed a Targeted Brownfield Assessment in 2012. Our site at 352 University Avenue was featured in the 3rd Anniversary Commemoration event for the Partnership for Sustainable Communities. We are also a participant in the Area-Wide Planning Pilot Program conducted by the City of Atlanta in partnership with the Georgia Institute of Technology and Invest Atlanta, Atlanta's development authority.

The Annie E. Casey Foundation has conducted neighborhood revitalization work in partnership with community residents and stakeholders for over a decade in Southwest Atlanta. Through our partnerships with The Center for Working Families Inc. and the Green and Healthy Homes Initiative, among others, we have trained thousands of low-income residents to find jobs and improve economic self-sufficiency; through innovative participatory planning methods and in collaboration with community based organizations and the planning firm of Dover Kohl, LLC, among others, we have worked with the local community to define priorities for the redevelopment process. Our shared vision is that this site should be used as an opportunity-generator for the residents of the surrounding communities, and developed to the highest

standard of sustainability. We are excited to announce that there is a significant opportunity to begin to realize this vision through a partnership with the Atlanta Wealth-Building Initiative. This initiative seeks to use a portion of the University Avenue site to create a worker-owned cooperative business focusing on agricultural production and distribution.

Our ability to transform this abandoned truck lot to an economic catalyst is dependent on a strong and sustained partnership with the City of Atlanta and the EPA. We commit to being active participants in planning, implementing and evaluating the impact of the Brownfield Assessment and future efforts to rehabilitate these critical sites. We also commit to leverage our partners and resources to ensure the success of this process.

Sincerely,

A handwritten signature in cursive script that reads "Gail Hayes". The signature is written in dark ink and is positioned above the printed name and title.

Gail Hayes

Director, Annie E. Casey Foundation Atlanta Civic Site



Kasim Reed
MAYOR

CITY OF ATLANTA

55 TRINITY AVENUE SW, SUITE 5400, SOUTH BLDG.
ATLANTA, GEORGIA 30303-3544
OFFICE 404-330-6081
FAX 404-658-7194

DEPARTMENT OF
WATERSHED
MANAGEMENT
Jo Ann J. Macrina, P.E.
Commissioner

November 2, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant

Dear Ms. Crawford,

On behalf of the Department of Watershed Management, Office of Watershed Protection, I strongly support the Office of Planning's 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant project proposal.

As you know, the Department of Watershed Management was recently awarded an EPA Technical Assistance Grant to evaluate green infrastructure projects identified in Park Pride's *Proctor Creek/North Avenue Watershed Basin: A Green Infrastructure Vision* (PNA Vision). The technical assistance involves prioritizing the projects identified in the PNA Vision and developing a conceptual design for a selected project. We recently applied for a 319(h) grant to implement this conceptual design. The Department of Watershed Management is committed to improving all watersheds within the City with the Proctor Creek Watershed being a top priority.

Due to the potential hazards of brownfields on public health, the City of Atlanta is hopeful that the Planning Department's proposal will receive funding that will lead to the cleanup and restoration of Proctor Creek, its stream bank, associated wetland areas and adjacent and contiguous parcels of land. The challenges faced within the area include issues associated with water and air quality, land use, and traffic as a source of pollutants the City wishes to address. Multiple efforts and resources have been committed to the watershed. The Brownfield Assessment Grant will help to leverage these efforts.

I give the EPA Brownfield Assessment Grant project proposal my fullest support, and we look forward to collaborating with you on this work.

Sincerely,

A handwritten signature in black ink, appearing to read "Margaret E. Tanner".

Margaret E. Tanner, PE
Deputy Commissioner, Office of Watershed Protection



CITY OF ATLANTA

55 TRINITY AVE, S.W.
ATLANTA, GEORGIA 30335-0300

TEL (404) 330-6100

KASIM REED
MAYOR

November 2, 2012

Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303

Dear Ms. Crawford:

I am writing to express my strong support for the city's application for the U.S. EPA's 2013 Brownfields Assessment Grant Program. As Director of Sustainability, I see the critical need to continue identification, assessment, and remediation work that was made possible through a previous award from the U.S. EPA back in 2010. The work that your office has completed on behalf of the City of Atlanta to date has been critical for many of our communities. It has restored blighted areas, improved public health, and enabled redevelopment in high impoverished areas.

The Office of Sustainability focuses on increasing commitment, capacity and velocity to advance Atlanta's sustainability. We are the agent for developing the blueprint for ensuring Atlanta's world-class environmental sustainability.

Brownfield remediation and redevelopment must continue if we are to create the sustainable, living city that we envision for all of our citizens. We will be able to connect businesses, organizations, institutions and residents around solutions and implement action plans to address the challenges and opportunities inherent in the presence of brownfield sites.

I look forward to continue working with you to bring the solutions to our communities.

Sincerely,

Denise Quarles

Director, Office of Sustainability



School of City and Regional Planning
College of Architecture
245 Fourth Street
Georgia Institute of Technology
Atlanta • GA 30332-0155 • USA

November 5, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Re: Support for City of Atlanta's 2013 U.S. EPA Brownfield Assessment Grant Application

Dear Ms. Crawford:

The School of City and Regional Planning (SCaRP) at the Georgia Institute of Technology* fully supports the City of Atlanta's 2013 application to U.S. EPA for assessing brownfields with known or suspected hazardous substances and/or petroleum contamination. These funds are critical to the City and its local partners for continued innovation and expansion of Atlanta's brownfield redevelopment efforts. In recent years, we have strengthened our relationship with the City of Atlanta in these efforts because the City's vision and leadership closely align with SCaRP's commitment to improving urban neighborhoods through effective planning and public engagement.

SCaRP has a proud tradition of collaborating with local policymakers to redevelop brownfields and revitalize neighborhoods. As an Atlanta Brownfield Stakeholder Advisory Committee member, we provide technical assistance and outreach to adapt the City's brownfield redevelopment policies to the challenges posed by the Great Recession and to overcome significant barriers to economic development and environmental justice in brownfields-impacted neighborhoods.

Over the past two years, our School has also been actively involved with the City's Brownfields Area-wide Planning Pilot Project. We examined brownfield impacts to Atlanta's businesses and residents, and prepared area-wide strategies for improving neighborhood conditions that act as redevelopment barriers and identified resources for reusing brownfields that could potentially spur greater sustainable local economic and community development. Information from past U.S. EPA-supported brownfield assessments proved to be extremely valuable for understanding and addressing brownfield impacts. Continuing the City's partnership with U.S. EPA is critical to maintaining this valuable source of information and supporting community-driven planning in brownfields-impacted neighborhoods.

As an internationally recognized leader in city and regional planning education and research, we see the value of federal and local partnerships to build capacity for implementing community-driven solutions to redeveloping brownfields. Receiving this new Brownfield Assessment grant would expand Atlanta's brownfield redevelopment policies, and help to leverage key investments on brownfields for neighborhoods struggling to recover from the Great Recession.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nancey Green Leigh'.

Nancey Green Leigh, PhD, FAICP
Professor and PhD Program Director
School of City and Regional Planning

** For more information about our School, please visit: www.planning.gatech.edu. If you wish to discuss the City's application, please call or email me (404-894-9839 or ngleigh@gatech.edu).*



ANDREW YOUNG SCHOOL
OF POLICY STUDIES

GEORGIA HEALTH POLICY CENTER

404-413-8314 TEL
404-413-8316 FAX

www.andrewyoungschool.org

14 Marietta Street NW
Second Floor
Atlanta, Georgia 30363

Mail:
Health Policy Center
P.O. Box 3992
Atlanta, Georgia 30302-3992

November 6, 2012

Ms. Brandy Crawford
City of Atlanta
Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, Georgia 30303

Re: U.S. Environmental Protection Agency Brownfield Assessment Grant Letter of Support

Dear Ms. Crawford:

The Georgia Health Policy Center's Health in All Policies (HiAP) team aims to strengthen the link between health and policies from other sectors such as housing, transportation, education, labor, and land use to create an environment that enables people to lead healthy lives. Health Impact Assessments (HIA) are one of the tools the GHPC utilizes for our Health in All Policies work.

Recent work in the city of Atlanta has included:

- Atlanta Area Wide Planning Health Assessment of Communities in Brownfields Areas - GHPC is conducting an assessment of the health status and the status of health determining variables for communities in brownfields areas in Atlanta.
- The Centers for Disease Control and Prevention (CDC) engaged the Georgia Health Policy Center in a Health in All Policies project related to the closure and redevelopment of Fort McPherson, a 488 acre Army base in Atlanta, Georgia. This resulted in three separate projects – a Health Impact Assessment of the zoning plan for the redevelopment, a Health in All Policies approach to the overall redevelopment, and a Health in All Policies approach to improving sexual health and reducing sexually transmitted diseases in the areas surrounding the base.
- The National Network of Public Health Institutes (NNPHI) and Centers for Disease Control and Prevention (CDC) engaged GHPC and others in HIA Training and Technical Assistance for Federal Agencies on the National Prevention Council – Specific projects include assisting EPA Region 4 with a Health Impact Assessment of a green infrastructure plan for a creek area currently experiencing problems due to flooding, and assisting the Federal Transit Administration and the Georgia DOT in incorporating a Health Impact Assessment into the Environmental Impact Statement for the Georgia Multi-Modal Passenger Terminal (MMPT).

GHPC supports the City of Atlanta's grant submission for the 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant. The availability of grant funds to assess properties that are contaminated or may be contaminated with hazardous materials or petroleum substances would allow us to continue our efforts to improve public health in the City. We look forward to continuing to work with you and hope to have an opportunity to assist in the implementation of this program.

Sincerely,

Holly Avey, PhD/MPH
Associate Project Director
Georgia Health Policy Center
Georgia State University



November 14, 2012

Garnett Brown
Assistant Director
City of Atlanta Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

RE: City of Atlanta Brownfield Assessment Grant Letter of Support

Dear Mr. Brown:

The Housing Authority of the City of Atlanta, GA (AHA) is pleased to support the City of Atlanta's application for a 2013 U.S. Environmental Protection Agency Brownfield Assessment Grant.

AHA supports the city's efforts to pursue grant funding to continue assessment of properties that are contaminated or may be contaminated with hazardous materials or petroleum substances. This funding will build upon the City's continued momentum toward brownfield redevelopment located within targeted redevelopment corridors and within city neighborhoods. Additionally, this funding will allow the City to continue the important work of identifying and addressing threats to the environment and public health; creating and preserving greenspace and allowing for the revitalization of local communities and economy.

The U.S. EPA Brownfield Grants provide a means to achieve the goal of revitalizing and maintaining healthy, vibrant communities throughout the City. It is our hope that EPA will evaluate the City's application and find it favorable for funding. Please contact me at (404) 817-7257 if I can answer any questions or assist with your efforts.

Sincerely,

Mark Kemp
Senior Vice President
Asset Management

November 19, 2012

Ms. Brandy Crawford
City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350
Atlanta, GA 30303

Dear Ms. Crawford:

Subject: City of Atlanta Brownfield Assessment Grant Letter of Support

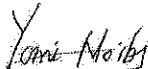
Environmental Community Action Inc. (ECO-Action) is a 22+ year old community-based non-profit 501c3 organization providing technical and community organizing assistance to Georgia communities facing environmental health threats.

In Metro Atlanta, ECO-Action leveraged its partnerships through an EPA CARE grant to organize very successful community forums on environmental justice issues and to conduct outreach efforts on the Area-Wide Planning Pilot Program for the City of Atlanta. We continue to work with the City of Atlanta in sharing a vision for the reuse and redevelopment of brownfield sites and leveraging the capability to achieve that vision.

Therefore, ECO-Action has been working with City of Atlanta Brownfield project, doing community outreach to residents and stakeholders in order to optimize their participation in brownfield meetings and workshops. ECO-Action is committed to a partnership with the City of Atlanta, Office of Planning to conduct public outreach in order to facilitate authentic public engagement. ECO-Action strongly supports the City of Atlanta Brownfield grant application to Federal EPA.

If you have any question, please do not hesitate to contact me at yomi@eco-act.org or call 404-584-6499

Sincerely,



Yomi Noibi, Ph.D.
Executive Director
Environmental Community Action Inc. (ECO-Action)
250 Georgia Avenue, Suite 309
Atlanta, GA 30312
www.eco-act.org
404-584-6499



To Whom It May Concern:

This letter of support is being provided by Smith Real Estate Services, Inc. (SRES). SRES is a full service commercial real estate company that has worked extensively in Atlanta neighborhoods with Brownfield properties and in redevelopment corridors within city neighborhoods where many of these properties are located. The firm supports the City of Atlanta's efforts to rectify contaminated sites and restore these unproductive properties to highly productive land uses that reflect their true highest and best use. As a Stakeholder", SRES is extremely supportive of the City's public outreach efforts and is willing to assist the City in achieving its vision for neighborhoods negatively impacted by contaminated properties. That goal is to create greenspace, trails, transit development, new residential/commercial development, and facilitate development along the BeltLine and the adaptive reuse of old industrial complexes.

Sincerely,

A handwritten signature in dark ink, appearing to read "Pamela J. Smith", is written over a large, loopy, circular flourish.

Pamela J. Smith, President
Smith Real Estate Services

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify)**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

*** 5b. Federal Award Identifier:**

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Atlanta

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

*** c. Organizational DUNS:**

06537200

d. Address:

*** Street1:**

55 Trinity Avenue, Suite 3350

Street2:

*** City:**

Atlanta

County:

Fulton

*** State:**

Georgia

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

30303

e. Organizational Unit:

Department Name:

Department of Planning and Community Development

Division Name:

Office of Planning

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

*** First Name:**

Brandy

Middle Name:

*** Last Name:**

Crawford

Suffix:

Title: Urban Planner, Principal

Organizational Affiliation:

*** Telephone Number:** 404.330.6522

Fax Number: 404.546.8231

*** Email:** bcrawford@atlantaga.gov

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:

City Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfield Assessment Grant

*** 12. Funding Opportunity Number:**

66.818

*** Title:**

Brownfield Assessment Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Atlanta, Georgia

*** 15. Descriptive Title of Applicant's Project:**

Brownfield Assessment Grant

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant 5th Congressional District

* b. Program/Project 5th

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date: July 1, 2013

* b. End Date: June 30, 2016

18. Estimated Funding (\$):

* a. Federal

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income

* g. TOTAL

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.) Applicant Federal Debt Delinquency Explanation**☐ Yes☒ No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

Ms.

* First Name:

Brandy

Middle Name:

* Last Name:

Crawford

Suffix:

* Title:

Urban Planner, Principal

* Telephone Number:

404.330.6522

Fax Number:

404.546.8231

* Email:

bcrawford@atlantaga.gov

* Signature of Authorized Representative:



* Date Signed:

11/30/2012

Application for Federal Assistance SF-424

*** Applicant Federal Debt Delinquency Explanation**

The following field should contain an explanation if the Applicant organization is delinquent on any Federal Debt. Maximum number of characters that can be entered is 4,000. Try and avoid extra spaces and carriage returns to maximize the availability of space.

Not applicable.



OFFICE OF PLANNING AND BUDGET

Nathan Deal
Governor

Debbie Dlugolenski Alford
Director

August 1, 2012

TO: Interested Applicants/Sponsors/General Public

FROM: Barbara Jackson, Grants Management Specialist
Georgia State Clearinghouse

SUBJECT: **IMPORTANT NOTIFICATION**
Suspension of the Georgia State Clearinghouse's SPOC Office
for Processing of Executive Order 12372 Intergovernmental
Review Applications

You are asked to share this notification with all staff who may be involved in the intergovernmental review process. Effective immediately, the Clearinghouse office will no longer be accepting applications for intergovernmental review. We will be informing the Office of Management & Budget in Washington, DC so as to be removed from the SPOC list (single-point-of-contact) and placing an announcement on our website.

Please use this notification as an official document to send when submitting your application to the funding agency. As a reminder, the notification will also be available at our website:

<http://www.opb.georgia.gov/state-clearinghouse>

/bj

Georgia Severe Storms and Tornadoes – FEMA-1750-DR

Declared March 20, 2008

On March 17, 2008, Governor Sonny Perdue requested an expedited major disaster declaration due to tornadoes and severe weather events during the period of March 14-16, 2008. The Governor requested a declaration for Individual Assistance and Public Assistance (Categories A, B, and E) for Fulton County and Hazard Mitigation for all counties. The Governor further requested debris removal and emergency protective measures (Categories A and B), including direct Federal assistance, at 100 percent funding for the first 72 hours. During the period of March 15-17, 2008, joint Federal, State, and local Preliminary Damage Assessments (PDAs) were conducted in the requested county and are summarized below. PDAs estimate damages immediately after an event and are considered, along with several other factors, in determining whether a disaster is of such severity and magnitude that effective response is beyond the capabilities of the State and the affected local governments, and that Federal assistance is necessary.¹

On March 20, 2008, President Bush declared that a major disaster exists in the State of Georgia. This declaration made Individual Assistance requested by the Governor available to affected individuals and households in Fulton County. This declaration also made Hazard Mitigation Grant Program assistance requested by the Governor available for hazard mitigation measures statewide.²

Summary of Damage Assessment Information Used in Determining Whether to Declare a Major Disaster

Individual Assistance

- Total Number of Residences Impacted:³ 642
 - Destroyed - 43
 - Major Damage - 182
 - Minor Damage - 126
 - Affected - 90
 - Inaccessible - 201
- Percentage of insured residences:⁴ (40%)
- Percentage of low income households:⁵ (64%)
- Percentage of elderly households:⁶ (8%)
- Total Individual Assistance cost estimate: Unavailable, PDAs were still on going

Public Assistance

- Primary Impact: Emergency Protective Measures
- Total Public Assistance cost estimate: Unavailable, PDAs were still on going
- Statewide per capita impact:⁷ -
- Statewide per capita impact indicator:⁸ \$1.24
- Countywide per capita impact: -
- Countywide per capita impact indicator:⁹ \$3.11

¹ The preliminary damage assessment (PDA) process is a mechanism used to determine the impact and magnitude of damage and resulting needs of individuals, businesses, public sector, and community as a whole. Information collected is used by the State as a basis for the Governor's request for a major disaster or emergency declaration, and by the President in determining a response to the Governor's request (44 CFR § 206.33).

² When a Governor's request for major disaster assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended (Stafford Act) is under review, a number of primary factors are considered to determine whether assistance is warranted. These factors are outlined in FEMA's regulations (44 CFR § 206.48). The President has ultimate discretion and decision making authority to declare major disasters and emergencies under the Stafford Act (42 U.S.C. § 5170 and § 5191).

³ Degree of damage to impacted residences:

- Destroyed – total loss of structure, structure is not economically feasible to repair, or complete failure to major structural components (e.g., collapse of basement walls/foundation, walls or roof);
- Major Damage – substantial failure to structural elements of residence (e.g., walls, floors, foundation), or damage that will take more than 30 days to repair;
- Minor Damage – home is damaged and uninhabitable, but may be made habitable in short period of time with repairs; and
- Affected – some damage to the structure and contents, but still habitable.

⁴ By law, Federal disaster assistance cannot duplicate insurance coverage (44 CFR § 206.48(b)(5)).

⁵ Special populations, such as low-income, the elderly, or the unemployed may indicate a greater need for assistance (44 CFR § 206.48(b)(3)).

⁶ Ibid (44 CFR § 206.48(b)(3)).

⁷ Based on State population in the 2000 Census.

⁸ Statewide Per Capita Impact Indicator for FY08, *Federal Register*, October 1, 2007.

⁹ Countywide Per Capita Impact Indicator for FY08, *Federal Register*, October 1, 2007.

(Do Not Write Above This Line)

A RESOLUTION

**BY: COMMUNITY
DEVELOPMENT/HUMAN RESOURCES
COMMITTEE**

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTUAL AGREEMENTS WITH THE CENTER FOR WORKING FAMILIES, INC. AND TO ENTER INTO A CONTRACTUAL AGREEMENT WITH SENIOR CONNECTIONS, INC. IN AN AGGREGATE AMOUNT NOT TO EXCEED TWO MILLION FOREY SEVEN THOUSAND NINE HUNDRED THIRTY-FOUR DOLLARS AND NO CENTS (\$2,047,934.00) AS SUBRECIPIENTS OF GRANT FUNDS AWARDED TO THE CITY OF ATLANTA BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S OFFICE OF HEALTHY HOMES AND LEAD HAZARD CONTROL (OHHHC) IN ORDER TO IMPLEMENT THE "LEAD SAFE ATLANTA PROGRAM", AND FOR OTHER PURPOSES.

☐ CONSENT REEF

REGULAR REPORT REFER

ADVERTISE & REEFER

☐ 1st ADOPT 2nd READ & REFER

PERSONAL PAPER FOLDER

Date Referred

Referred To:

Date Referred _____

Referred To

Defendant

[illegible]

First Reading

Composites

Date _____

Referred To

Committee

Date 7/27

উপসর্গ

Action

Fav. Adv. Hold (see rev. side)

Other

Members

Members
~~Chen~~
Machindung

Refer To

Committee

DBP

Chair

Action
Fay, Adv. Hold (see rev, side)

Owner

ADOPTED BY

1953

CONCEPT

Poster

FINAL COUNCL ACTION

<input type="checkbox"/> 2nd	<input type="checkbox"/> 1st & 2nd	<input type="checkbox"/> 3rd
Readings		
<input type="checkbox"/> Consent	<input type="checkbox"/> V Vote	<input checked="" type="checkbox"/> HC Vote

CERTIFIED

MAR 21 2011

THE UNIVERSITY OF CHICAGO

10

MAR 21 2011

Frank Duffie Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

ALFRED

MS-100

WITHOUT SIGNATURE
BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

11- R -0361

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO CONTRACTUAL AGREEMENTS WITH THE CENTER FOR WORKING FAMILIES, INC. AND TO ENTER INTO A CONTRACTUAL AGREEMENT WITH SENIOR CONNECTIONS, INC. IN AN AGGREGATE AMOUNT NOT TO EXCEED TWO MILLION FORTY SEVEN THOUSAND NINE HUNDRED THIRTY-FOUR DOLLARS AND NO CENTS (\$2,047,934.00) AS SUBRECIPIENTS OF GRANT FUNDS AWARDED TO THE CITY OF ATLANTA BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S OFFICE OF HEALTHY HOMES AND LEAD HAZARD CONTROL (OHHLHC) IN ORDER TO IMPLEMENT THE "LEAD SAFE ATLANTA PROGRAM"; AND FOR OTHER PURPOSES.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) recently awarded nearly \$127 million in grants to 48 local projects around the country to conduct a wide range of activities intended to protect children and families from potentially dangerous lead-based paint and other home health and safety hazards; and

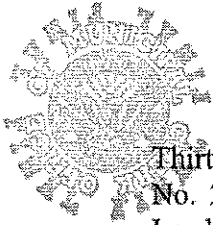
WHEREAS, the City of Atlanta was designated as a Green Health Homes Initiative (GHHI) project site by the HUD's Office of Healthy Homes and Lead Hazard Control (OHHLHC) Program and was awarded grant funds in the amounts of two million dollars (\$2,000,000.00) under the Lead Hazard Control (LHC) program and one hundred thousand dollars (\$100,000) under the Healthy Homes Initiative (HHI) program; and

WHEREAS, as described in the City's application to HUD, the "Lead Safe Atlanta Program" is designed to reduce lead hazards in 150 homes occupied by families and young children through a comprehensive plan of lead hazard reduction, green and healthy homes intervention, enforcement, economic development, job training, outreach and education; and will integrate the comprehensive green and healthy housing intervention and strategies to create healthy, affordable and sustainable homes for 150 low-income families; and

WHEREAS, the "Lead Safe Atlanta Program" identified key partnerships to provide leverage and aid in the timely implementation of the program and the Department of Planning and Community Development, Office of Housing recommends that the City enter into two separate contractual agreements with the Center for Working Families, Inc. and one contractual agreement with Senior Connections, Inc. to assist in the implementation of the OHHLHC programs and to provide leverage totaling \$659,539 in the form of cash or in-kind services, donations, training, project management, construction management, and technical assistance.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES:

Section 1: The Mayor is authorized to enter into contract with the Center for Working Families, Inc. in an amount not to exceed One Million Five Hundred Sixty Five Thousand Nine Hundred



Thirty Four Dollars and no cents (\$1,565,934.00) dollars to be charged to and paid from PTAE0 No. 25211004 (Project) 101 (Task) 220131982 (Award) 5239004 (Exp. Acct.) COA (Org) in Lead Hazard Control grant funds for the purpose of implementing the "Lead Safe Atlanta Program".

Section 2: The Mayor is authorized to enter into contract with The Center for Working Families, Inc. in an amount not to exceed One Hundred Thousand Nine Dollars and no cents (\$100,000.00) dollars to be charged to and paid from PTAE0 No. 25211004 (Project) 102 (Task) 220131982 (Award) 5239004 (Exp. Acct.) COA (Org) in Healthy Homes Initiative grant funds for the purpose of implementing the "Lead Safe Atlanta Program".

Section 3: The Mayor is authorized to enter into contract with Senior Connections, Inc. in an amount not to exceed Three Hundred Eighty Two Thousand Dollars and no cents (\$382,000.00) to be charged to and paid from PTAE0 No. 25211004(Project) 101 (Task) 220131982 (Award) 5239004 (Exp. Acct.) COA (Org) in Lead Hazard Control grant funds for the purpose of implementing the "Lead Safe Atlanta Program".

Section 4: The term of the contracts authorized in Section 1, Section 2 and Section 3 herein shall have a term which expires December 31, 2013.

Section 5: The City Attorney is authorized to prepare the appropriate contracts agreement for execution by the Mayor, to be approved by the City Attorney as to form.

Section 6: The contract agreements with the aforesaid parties shall not become binding on the City and the City shall not incur any liability until such time as the contract has been signed by the Mayor and delivered to the aforesaid contracting parties

Section 7: All resolutions and parts of resolutions in conflict herewith are hereby waived for purposes of this resolution only, and only to the extent of the conflict.

A true copy,

Rhonda Daughin Johnson
Municipal Clerk

ADOPTED by the Atlanta City Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

MAR 21, 2011

MAR 30, 2011

10-C-2007

(Do Not Write Above This Line)

AN ORDINANCE
BY COMMUNITY
DEVELOPMENT/HUMAN RESOURCES
COMMITTEE

AN ORDINANCE AUTHORIZING THE
MAYOR TO ACCEPT A GRANT FROM
AND SIGN A GRANT AGREEMENT
WITH THE UNITED STATES
ENVIRONMENTAL PROTECTION
AGENCY FOR THE BROWNFIELDS
AREA-WIDE PLANNING PILOT
PROGRAM IN AN AMOUNT OF ONE
HUNDRED SEVENTY FIVE
THOUSAND DOLLARS AND NO
CENTS (\$175,000.00); AMENDING THE
2011 INTERGOVERNMENTAL GRANT
FUND) BUDGET BY ADDING TO
ANTICIPATIONS AND
APPROPRIATIONS IN THE AMOUNT
OF ONE HUNDRED SEVENTY FIVE
THOUSAND DOLLARS AND NO
CENTS (\$175,000.00); AND FOR OTHER
PURPOSES.

ADOPTED BY

JAN 03 2011

COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred: 12/10/10
Referred To: CDHR
Date Referred:
Referred To:
Date Referred:
Referred To:

First Reading
Committee Date: 1/10/11
Chair: [Signature]
Referred To: [Signature]

Committee Date: 1/10/11

Chair: [Signature]
Action: [Signature]
Fav. Adv. Hold (see rev. side)
Other:

Members: [Signature]
Refer To:

Committee Date: 1/10/11

Chair: [Signature]
Action: [Signature]
Fav. Adv. Hold (see rev. side)
Other:

Members: [Signature]
Refer To:

Committee

Date

Chair

Action
Fav. Adv. Hold (see rev. side)
Other

Members

Committee

Date

Chair

Action
Fav. Adv. Hold (see rev. side)
Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION
☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings
☐ Consent ☐ V Vote ☒ FC Vote

CERTIFIED

CERTIFIED
JAN 03 2011

ATLANTA CITY COUNCIL PRESIDENT

[Signature]

CERTIFIED
JAN 03 2011
[Signature]
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

JAN 12 2011

WITHOUT SIGNATURE
BY OPERATION OF LAW



CITY COUNCIL
ATLANTA, GEORGIA

10-0-2007

AN ORDINANCE

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A GRANT FROM AND SIGN A GRANT AGREEMENT WITH THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY FOR THE BROWNFIELDS AREA-WIDE PLANNING PILOT PROGRAM IN AN AMOUNT OF ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND NO CENTS (\$175,000.00); AMENDING THE 2011 (INTERGOVERNMENTAL GRANT FUND) BUDGET BY ADDING TO ANTICIPATIONS AND APPROPRIATIONS IN THE AMOUNT OF ONE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND NO CENTS (\$175,000.00); AND FOR OTHER PURPOSES.

WHEREAS, brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant; and

WHEREAS, cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands; and

WHEREAS, the redevelopment of brownfields is an important element of city planning documents, including but not limited to, the Comprehensive Development Plan, and the Beltline Redevelopment Plan; and

WHEREAS, the City, through previous assessment grants awarded by the U.S. Environmental Protection Agency (EPA), has identified and assessed potential brownfield sites throughout the City as the first step in the process of reclaiming and redeveloping brownfield properties; and

WHEREAS, the City, through its Office of Planning and in partnership with Atlanta Development Authority, Georgia Institute of Technology (Georgia Tech), and Atlanta Beltline, Inc. (ABI) submitted a research grant proposal to EPA to further study brownfields in the project area attached as Exhibit A; and

WHEREAS, the EPA selected the City, as one of the twenty three local government nationwide, to receive a brownfields small-area-wide planning grant (EPA grant) in the maximum amount of \$175,000.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS:

Section 1. The Mayor is hereby authorized to accept the EPA grant and sign the grant agreement and all necessary documentation with EPA in an amount of \$175,000.00.

Section 2. The 2011 Intergovernmental Grant Fund is hereby amended as follows:



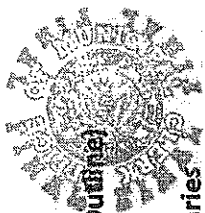
ADD TO ANTICIPATIONS

Fund	2501	Intergovernmental Fund
GL Dept. Number	250401	PCD Director of Planning
Revenue Account	3311101	Fed-Direct (OC) Direct from FG
Function Activity Number	7410000	PCD Director of Planning
GL Project Number	25210835	2010 Assessment Planning
Award Number	250131955	2010 Assessment Grant
Amount	\$175,000.00	

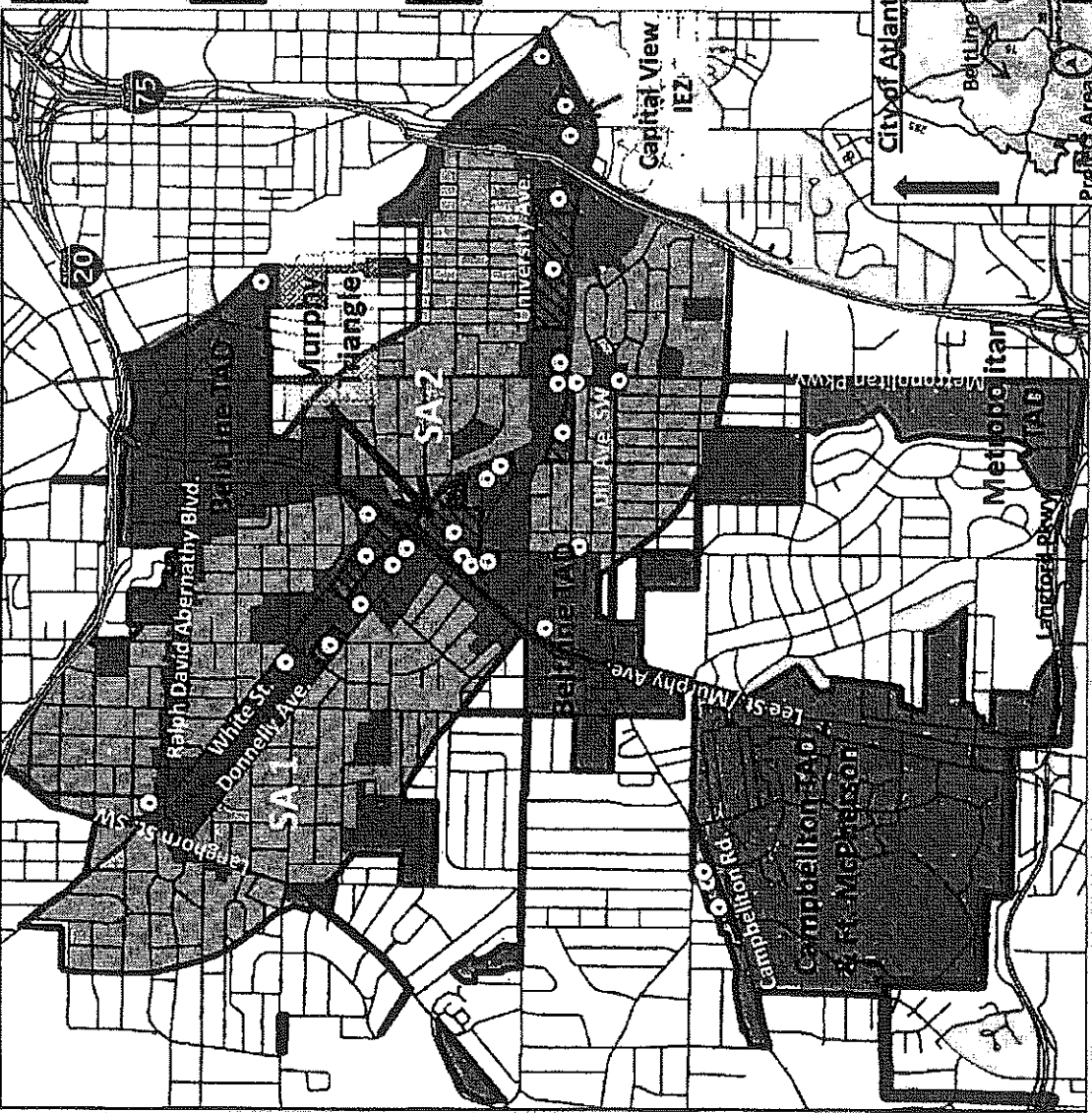
ADD TO APPROPRIATIONS

Fund	2501	Intergovernmental Fund
GL Dept. Number	250401	PCD Director of Planning
Expense Account	5999999	Project & Grant Summary
Function Activity Number	7410000	PCD Director of Planning
GL Project Number	25210835	2010 Assessment Planning
Award Number	250131955	2010 Assessment Grant
Amount	\$175,000.00	

Section 3. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.



Brownfield Site (w/Parcel Outline)



Project Area in TAD Boundaries

BeltLine TAD:	1,226
Campbellton Rd. TAD:	658
Metropolitan Pkwy. TAD:	114
Total Acres:	1,998

Project Area in SW BeltLine Areas (Overlay District & TAD)

Subarea 1:	1,404
Subarea 2:	1,106
Total Acres:	2,510

Project Area Boundaries (TADs & Overlay District)

TADs:	1,998
Overlay District:	1,284
Total Acres:	3,282

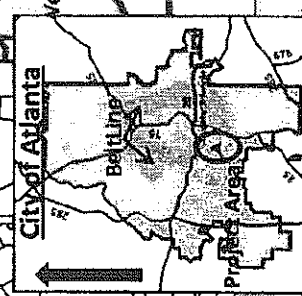
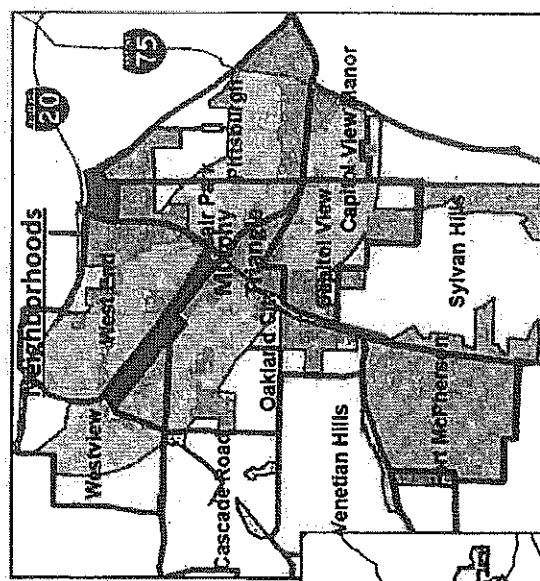


Exhibit A

ATTACHMENT NO. 3

Redacted Work Plan

ASSESSMENT COOPERATIVE AGREEMENT WORK PLAN

City of Atlanta Brownfield Assessment Program

June 14, 2013

Revision #

Submitted by:

City of Atlanta, Office of Planning
55 Trinity Avenue, Suite 3350, Atlanta, GA 30303

Lead Contact: Brandy Crawford, Principal Planner

Phone: 404.330.6522 Fax: 404.546.8231

Email: bcrawford@atlantaga.gov

Cooperative Agreement Number:

**SAMPLE OUTLINE
ASSESSMENT COOPERATIVE AGREEMENT WORK PLAN
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1.1	Project Description
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	Task 1 Project Management and Reporting
	Task 2 Community Engagement & Partnerships
	Task 3 Assessments of Targeted Properties
	Task 4 Cleanup Planning and Institutional Controls
3.0	DETAILED SCHEDULE DEVELOPMENT
	Attachments (5):
	<ul style="list-style-type: none">• Guideline for Detailed Project Schedule Development• Budget Tables for hazardous substance and petroleum funding• Annual Projections• AAI Reporting Requirements Checklist• Example Quarterly Reporting Template

1.0 PROJECT OVERVIEW

- 1.1 This proposed assessment project will be a community-wide project which impacts at least 14 of the 25 Neighborhood Planning Units (NPU) that makes up the City. The four tasks of the project will be:
- 1) Community Outreach and Education- the education component will include education on brownfields and environmental health and environmental justice.
 - 2) Phase I and II site assessments
 - 3) Cleanup and Reuse Planning- where new development projects are planned by public and private developers
 - 4) Reporting qualitative and quantitative reporting to measure project goals and objectives.

With a focus on balancing the needs of the rebounding economy, protecting of the environment and its resources and advocating for social responsibility, the City will continue assessment in these neighborhoods to identify new sites and to complete sites that may not be completed under the current assessment grant. The Project Area consists of areas impacted by potential or actual brownfields including: 1) The Proctor Creek Watershed area; 2) Targeted Redevelopment Plans and Corridors designated by the City to be implemented; 3) Tax Allocation Districts; 4) The City's Opportunity Zone Program Area; 5) Sites that were identified in the City's 2009 Greenspace Program to be redeveloped and; 6) The Brownfields Area-Wide Planning Program area.

Proctor Creek Watershed

Proctor Creek is an approximately 16 square mile area wholly located within the municipal jurisdiction of the City of Atlanta. Proctor Creek, which runs 9 miles in a northwesterly direction to the confluence of the Chattahoochee River, is listed for not meeting the State water quality standards for fecal coliform. The headwaters of the watershed originate in downtown Atlanta near the neighborhood of Vine City. The RCRA Division in EPA Region 4 designated the Vine City/Proctor area of the City of Atlanta an environmental justice community for watershed improvements. This area has experienced frequent and repeated flooding which has contributed to a significant number of abandoned properties. In 2009, the Atlanta Regional Commission, in coordination with the City of Atlanta, began work on a Watershed Improvement Plan for Proctor Creek (financed, in part, through a grant from EPA under the provisions of Sections 106/604(b) of the Federal Water Pollution Control Act, as amended). The plan was finalized in September 2011. As a result of a 2011 Visioning Process the community along with governmental agencies developed a 200 acres of green infrastructure concept that will offer a connected series of green spaces to the community while providing capacity relief for the combined sewer system. The green infrastructure proposed for the project includes parks, stormwater management greenways, community gardens and other vegetative areas, as well as constructed streams, rain gardens and bioretention ponds. In addition to the series of connected green spaces, the vision calls for the introduction of green streets, a design approach that uses natural systems to reduce stormwater runoff, improve water quality, enhance pedestrian safety, and beautify neighborhoods.

Targeted Redevelopment Plans and Corridors

The City has completed and adopted 10 Tax Allocation District (TAD) Redevelopment plans. The TAD has become one the City's most valuable tool for economic development and revitalization. Of these redevelopment plans, five corridors have been identified in the Project Area. In addition, these corridors were designated as Development Priority Areas in 2006:

- **Donald Lee Hollowell Parkway**, a major corridor with significantly underutilized and vacant properties and a presence of brownfields from abandoned industrial and heavy commercial uses that once dominated the corridor. Since the year 2000, more single-family, medium and low-density residential, low-density commercial, and open space has been developed along the corridor. The area is close to major employment centers such as the Atlanta Industrial Park and the Chattahoochee Industrial Park. Under the current assessment grant, a portion of the Chattahoochee Industrial Park along the Chattahoochee River is undergoing a Phase II ESA for a major park that abuts the river.
- **Simpson Road**, a corridor whose predominant land use is commercial, with single-family residential and medium-density multi-family apartments. Approximately 31% of the corridor's land is vacant due to demolitions of distressed properties.
- **Jonesboro Road**, area contains sizeable tracts of vacant lots (26% of lots were identified in the adopted 2006 Jonesboro Road Redevelopment Plan) and undeveloped land. The same 2006 study found tax delinquencies of nearly \$500,000 along the corridor. This corridor in addition to vacant lots has many industrial sites that have been closed or abandoned. The corridor has a mix of newer, well-kept retail business juxtaposed against older strip centers. The Southside Industrial Park and Zip Industrial Park are major employment centers in the area. Hartsfield-Jackson Atlanta International Airport is at the southern end of this corridor.
- **Campbellton Road**, redevelopment along this corridor will be a complement to the redevelopment of Fort McPherson, a 488-acre U.S. Army installation undergoing redevelopment planning after its September 2011 closure under the Base Realignment and Closure Act. According to the U.S. Army, estimated job loss impact is close to 6,000 jobs lost. The project represents one of the largest single redevelopment projects to be undertaken in the region and anticipates 10,000 new jobs.
- **Memorial Drive**, a corridor lined with abandoned factories, vacant strip shopping centers, small, low-end retailer (i.e. liquor stores, check-cashing establishments, etc.), and paved parking lots. The corridor also has closed industrial plants and many acres of land that were dedicated to auto repair and small scale manufacturing. This corridor begins at the State Capital and runs through 5 neighborhoods east of the downtown business district.

Opportunity Zones

- The City has designated 9 out of 33 areas as Opportunity Zones, most of which have been identified in the Project Area targeted redevelopment areas and Tax Allocation Districts. An Opportunity Zone (OZ) is a State of Georgia designation that is currently administered through the Department of Community

Affairs for areas with 15% or greater poverty and with an adopted Urban Redevelopment Plan. An OZ would allow Atlanta to increase the amount of State job tax credits from \$1,750 to \$3,500 per job and would lower the job creation requirement from 15 to 2 jobs per employer. This is a state-based tax incentive that will encourage job growth in the Project Area. The City's Opportunity Zone application was approved by the State of Georgia in January 2011.

Greenspace

- Project Greenspace is a comprehensive plan and strategy for implementing a city-wide greenspace system for Atlanta. The major goal of the plan will be for the City to significantly increase the acreage of greenspace and improve its equitable distribution throughout Atlanta neighborhoods. Under the current assessment grant, the City has completed 12 assessments of 119 new acres of greenspace. Assessment of greenspace leveraged funds under the current assessment grant is \$1.2 million. Redevelopment of brownfield sites for community and regional parks in size can only come from former brownfield sites as sites 20-50 acres in size are difficult to identify in the City unless they are former industrial or heavy commercial sites such as in warehouse distribution.

Area-wide Planning Area

- EPA selected the City of Atlanta as a Brownfields Area-Wide Planning Pilot (AWP) Program recipient. The AWP is located in lower-income, predominantly African-American neighborhoods, which have been particularly hit hard by the recent recession and where poverty, unemployment, and property vacancies have been on the rise. The 3,282 acre project area consists of 5 redevelopment nodes within 2 miles of each other, connected by commercial/industrial corridors and multi-purpose transit and greenspace corridors. As the redevelopment strategies outlined in the Area-Wide Plan are implemented, it is anticipated that there will be positive environmental outcomes related to air and water quality in addition to the redevelopment of these sites that would otherwise have occurred on undeveloped, greenfield properties. Assessment efforts will be coordinated with the City's environmental consultant for the project, and when appropriate, will seek the advice and guidance of the Georgia EPD and/or the USEPA. This coordinated approach to assessment will ensure that potential threats to human health and the environment are adequately addressed.

Some of the City's most successful outreach efforts from previous and current brownfield grants that will be incorporated into this project include creating a strategic plan and program goals that will address community redevelopment interest; holding community-wide meetings where staff and project consultants are able to have group discussions with residents and developers; hosting Developer's Day forums twice each year to have discussions with developers on brownfield redevelopment opportunities; announcements on project progress through the City's cable television channel, newsletters, and press releases to the Atlanta Journal Constitution and Atlanta Business Chronicle; and formalizing a process to identify, prioritize, and assess sites. In 2005, the City solicited citizen input through Brownfield Nomination Forms. As a result of this effort, the City identified 25 brownfield sites totaling over 110 acres in the AWP Program. Under this project, the City will re-establish this effort by creating a new Site Nomination Form available

on the City's brownfield website, at community meetings, and in the Office of Planning. Sites assessed under this project will also be added to the City's interactive GIS database for communities to stay up to date on the project. Further information on the project will be available through monthly updates, which will be distributed through NPU's and the Atlanta Planning Advisory Board (APAB), the official citizen advisory councils to receive information and communicate the project to all Atlanta communities and neighborhoods.

Over the three year grant period it is estimated that 40 Phase I assessments that will cost an average of \$2,500 each and 20 Phase II assessments that will cost approximately \$10,500 each will be performed, for a total of 60 properties in the Project Area. Additional funds are budgeted for GIS database management and additional priority sites that may be identified.

Cleanup planning activities will be limited to those sites that pose the greatest threat to human health and have a committed/identified reuse plan. The proposed end use of a property is a key consideration in cleanup planning, as end use typically dictates cleanup requirements. A well-defined end use facilitates coordination of cleanup with development activities such as grading, construction, scheduling, and designing and implementing institutional or engineering controls, as appropriate, to minimize the premium cost of remediation. Cleanup planning must also consider the contaminant(s) of concern, the extent of contamination, site-specific conditions, and proven as well as innovative remediation technologies.

A generic Quality assurance Project Plan (QAPP) for all common elements of site assessments will be developed and submitted to EPA and the GA EPD for review and approval. As sites are identified to perform Phase II ESAs, site specific sampling and analysis plans (SAPs) will be developed and submitted for approval by the US EPA and GA EPD.

The City or their environmental consultant will also prepare a Health & Safety Plan (HSP) for each site where a Phase II ESA is performed. A copy will be placed in the Cooperative Agreement project file and submitted to the US EPA and the GA EPD for the project files.

1.2 Project Team Structure and Responsibilities

The Project will be managed by the City's Office of Planning (OOP) which is a bureau of the Department of Planning & Community Development. A Principal Planner within the OOP will continue to serve as project manager this project as she has done with previous grants. The current Assessment Program operates in the Office of Planning under the administration of a Principal Planner with over 10 years of land use planning and project management experience. This person also has comprehensive knowledge of administrative brownfield experience from previous EPA brownfield grants. Under the Principal Planner is an Urban Planner who assists on a daily basis and has been trained under the current grant and program administration. Resources and other expertise are attained through the City's Procurement System. The City expects to procure the services of an environmental consultant whose responsibilities would include, but not be

limited to, serving as a technical resource, coordinating site specific testing and reporting. This is done through a Request for Proposal requirement and/or the City has approved contractors on Annual Contracts. These Annual Contracts cover a multitude of expertise and allows City Departments the ability to acquire a needed service on an as needed basis since the annual contracts are service bids that are pre-approved by the Office of Procurement. Any contracts approved under this grant would be a competitive bid process consistent with requirements under 40 CFR, parts 30 and 31.

Four (4) tasks are identified in the grant. Each of these tasks can be found in Attachment 5 which shows the role and responsibilities for each.

The City will use its in house expertise for elements of program management as needed. These include the GIS department, Office of Procurement, Grant Accounting, and Project Engineers in the Department of Public Works and Watershed Management. For environmental technical support and expertise, the City will utilize its competitive bid process to procure such services.

Under its previous Assessment Grant, the City established a Brownfield Stakeholder Advisory Committee (BSAC) to provide professional and technical advice and support to the project. The BSAC will continue to provide the same for this cooperative agreement.

The City will facilitate all meetings and seek input on project goals and activities from the BSAC, general community and other stakeholders including US EPA and Georgia EPD Voluntary Brownfield Program (VBP). As sites are identified for assessment, the City will seek approval of site assessment activities from the US EPA Project Officer and the Georgia EPD VBP, as needed, prior to performing assessment activities. All program related activities will be reported through the quarterly Community Outreach meetings. The US EPA and Georgia EPD VBP will be notified in advance of these meetings and are encouraged to attend as schedule and budget constraints allow. Quarterly reports will be submitted in a timely manner to the US EPA Project Officer and a copy will be forwarded to the Georgia EPD VBP. In addition the project manager will not only notify the State of all Phase II activities but also request State and/or EPA *petroleum* site eligibility determinations for all petroleum sites. All correspondence will be forwarded to Georgia Environmental Protection Division Hazardous Waste Group to the following address:

Shannon Ridley
Georgia Environmental Protection Division
Hazardous Waste Group
2 MLK Jr. Drive, SE, Suite 1154
Atlanta, GA 30334
Phone: 404-656-7802

The project will meet quarterly, in cases that require special attention; the Team will meet as needed. The Cooperative Agreement Terms and conditions will be distributed and discussed in a project work session. They will also be discussed at the quarterly meetings as needed. The project management system will be established

and maintained by the Project manager. Collaboration with grants-financial management and other city departments will be the responsibility of the project manager. Project oversight will be the responsibility of the project manager and BSAC.

1.3 Measuring Environmental Results: Outputs/Outcomes

The outcomes of this project are intended to be both immediate and reaching. Immediate outcomes will include educating the community, identifying and assessing brownfield properties with the highest redevelopment potential and evaluating sites with perceived health risks to the community through site specific and/or community wide risk assessments. It is important to build upon and implement the recommendations from adopted plan and visioning exercises. This assessment and identification is critical to redevelopment within the targeted corridors as well as in Proctor Creek. This will allow the City and others to better market those sites to investors/developers with an interest in City properties. Remediation and development of sites will lead to more long term outcomes including an increase in jobs, reduction of health risks, reuse of existing infrastructure and overall improved quality of life in the City.

1.4 Measures of Success

This application has identified specific outputs and outcomes that are qualitative and quantitative. The Project Administrator will be responsible for tracking and measuring project progress. Progress will be tracked using the Assessment, Cleanup and Redevelopment Exchange System (ACRES), a Geographical Information System (GIS) database created under a previous assessment grant and an Excel spreadsheet. Items to be measured include, but are not limited to, number of Property Profile Forms submitted from property owners or the community, number of completed Phase I/II assessments, community meetings, clean-up planning, leveraged EPA funds, number of acres assessed, new greenspace acreage, etc. The tracking and measuring techniques include monthly reports to the Project Advisory Committee, monthly reports from the technical consultants, monthly reports from contractual entities hired through the grant, and from Quarterly Reports as required to be submitted to the regional and national offices.

2.0 PROJECT TASK DESCRIPTIONS

TASK 1 PROJECT MANAGEMENT AND REPORTING

- A. Federal Funding Accountability & Transparency Act (FFATA):** The System for Award Management registration will be completed at the time of application and FFATA Subaward Reporting System will be updated no later than October 30, 2013 and on an annual basis thereafter. Subawardees, receiving an award in excess of \$25,000, will be notified that registration must occur by the end of month following the month in which award is made.
- B. Quarterly Reporting:** Quarterly progress reports will be due 30 days after the end of each federal fiscal quarter (quarterly performance period):

<u>Quarterly Performance Period</u>	<u>Report Due</u>
October – December	January 30
January – March	April 30
April – June	July 30
July – September	October 30

Quarterly reports will be completed in the format described in this work plan and copies will be sent to the following email addresses:

1. EPA Region 4 Project Officer, David Egetter at Egetter.david@epa.gov
 2. State Brownfields coordinator – Madeleine Kellam at Madeleine_kellam@dnr.state.ga.us
- C. Semi-Annual Reporting:** The City of Atlanta has mandatory requirements for DBE participation in projects that solicit for consulting/technical services. These requirements are established by the Office of Procurement prior to solicitations being released to the public. Where a primary selected bidder does not include the DBE in its bid it must be thoroughly documented that an attempt has been made to meet the City's minimum requirement. For all EPA funded grants, the City has met its DBE requirements for past programs. DBE reports will be sent to the EPA Project Officer semi-annually with the quarterly report due April 30 and October 30 using EPA Form 5700-52A. These forms will also be mailed via hard copy and electronically to the EPA Grants Office on a semi-annual basis to the following address:

EPA Region 4
Grants Management Office (GMO)
61 Forsyth St., 14th Floor
Atlanta, GA 30303
ATTN: Keva Lloyd
lloyd.keva@epa.gov

- D. Annual Reporting:** Federal Financial Reports (EPA Standard Form 425) will be submitted annually to EPA by January 30 of each project year. These reports will be sent to the following address: US EPA semi-annually with the quarterly report due

April 30 and October 30 using EPA Form 5700-52A. These forms will forward to the EPA Project officer as well as to EPA's financial center in Las Vegas on an annual basis and at the close of the grant to the following address:

U.S. EPA Las Vegas Finance Center
PO Box 98515
Las Vegas, NV 89193-8515
Fax: 702/794-2423
ATTN: Sharen Rheinhardt
Rheinhardt.Sharen@epa.gov

- E. Annual Projections:** On April 30 of each project year (i.e., April 30, 2014; April 30, 2015; and April 30, 2016) projections for site specific Phase I and Phase II ESAs that are expected to be completed in the upcoming year will be submitted to the EPA Project Officer. This projections list will be a subset of the total number of sites where Phase I and II ESAs will be conducted during the entire project performance period.
- F. Final Performance Report:** The Final Quarterly Report may be used as the Final Performance Report. It will be submitted to the EPA Project Officer within 90 calendar days after the expiration or termination of the award. The report shall contain the same information as the Quarterly Progress Reports, and will also summarize the key deliverables over the life of the grant, including a chart summarizing all sites assessed during the grant, the work completed, and the funds expended at each site, a list of all the outreach materials produced, any site photographs, lessons learned and successes achieved.
- G. ACRES/Property Profile Form:** Property specific information will be submitted and regularly maintained via the on-line Assessment Cleanup Redevelopment Exchange System (ACRES) database. The information in the quarterly report will correlate with the information in ACRES. The City understands ACRES is a national database from which project status information is extracted and reported to Congress and the public. Relevant portions of the database must be updated for each property when the following occur:
- Completion of Phase I (must include site address)
 - Start of Phase II
 - Completion of Phase II
 - Completion of the Project Period
 - As significant events occur at the site, but not later than the end of the quarter in which the event occurred
- H. Contractor Procurement:** The City Office of Procurement administers all procurement functions for any contractual project that exceeds \$20,000. The Office of Planning will provide a scope of services for the project to seek qualified applicants. Based on a solicitation process, the Office of Procurement will then forward a list of qualified forms to the Office of Planning from which to make a final selection on all consultants/technical experts needed for this project.
- I. Kick-off Meeting:** The kick-off meeting will be held within three weeks of the

contractor selection. Because the Brownfield Stakeholder Advisory Committee (BSAC) is well organized and because the project team includes the EPA and State partners the meeting is expected to occur promptly to orient all partners to the project and discuss expectations.

Task 1 will be conducted by: Principal Planner and Environmental Consultant in coordination with Project Officer

TASK 2 COMMUNITY ENGAGEMENT & PARTNERSHIPS

Some of the City's most successful outreach efforts from previous and current brownfield grants that will be incorporated into this project include creating a strategic plan and program goals that will address community redevelopment interest by through:

- Holding community-wide meetings where staff and project consultants are able to have group discussions with residents and developers.
- Hosting Developer's Day forums twice each year to have discussions with developers on brownfield redevelopment opportunities;
- Providing announcements on project progress through the City's cable television channel
- Formalizing a process to identify, prioritize and assess sites.

In 2005, the City solicited citizen input through Brownfield Nomination Forms. As a result of this effort, the City identified 25 brownfield sites totaling over 110 acres in the AWP project area. Under this project, the City will re-establish this effort by creating a new Site Nomination Form available on the City's brownfield website, at community meetings and in the Office of Planning. Sites assessed under this project will also be added to the City's interactive GIS database for communities to stay up to date on the project. Further information on the project will be available through monthly updates, which will be distributed to each of the twenty-five (25) Neighborhood Planning Units and the Atlanta Planning Advisory Board (APAB), the official citizen advisory councils to receive information and communicate the project to all Atlanta communities and neighborhoods.

Under the current assessment grant, the City has a Brownfield Stakeholders Advisory Committee (SAC) of thirty members that includes both public and private sector partners. The SAC has been a valuable resource that serves as the anchor of community outreach. For this project, each member will be requested to disseminate program information through their many channels of communication to include newsletters, website announcements, meetings with their constitute groups, and to provide information at public/private meetings they attend.

Atlanta has experienced significant growth in the Vietnamese, Asian Indian and Latino populations over the past several years, and for these and other non-indigenous populations that may be impacted by this project, notices in ethnic-specific newspapers and fact sheets in appropriate languages will be made available.

The City of Atlanta has a long and positive relationship working with local, state, and federal agencies. The City's partnership with health agencies includes the County's Office of Community and Environmental Health, the CDC-ATSDR, and Georgia State University's Georgia Health Policy Center. Current efforts and future plans include conducting health needs assessments and health impact assessments (HIAs) in the project area. These tools have proven to be beneficial with linking public health and brownfields, such as an HIA underway for the Proctor Creek area and a health needs assessment report completed as part of the AWP project. The role the health agencies will contribute to this project include community engagement and education on public health, providing technical assistance if necessary, and continued efforts to improve the health of residents in the City and address environmental justice to reduce health disparities in the project area.

The City has concentrated to assist with and create strong sustainable communities. As a result, the Office of Planning participates on the federal Partnership for Sustainable Communities through the Region 4 EPA Office to discuss opportunities in the project area that emphasize Transit Oriented Development, brownfield cleanup, greenspace needs, and public health and workforce development concerns in Atlanta neighborhoods. Through the Partnership for Sustainable Communities, these federal agencies and the City can continue to work together to support ongoing city projects such as revitalizing communities through HUD's Green and Healthy Homes Initiative to protect children from lead based paint, promoting economic development through the U.S. Department of Transportation TIGER II grant for the Atlanta Streetcar project, and receiving technical assistance such as the EPA Proctor Creek Green Infrastructure Technical Assistance grant. The Partnership's value to the City is critical for determining strategic plans that sustain Atlanta for the years to come by assuring water supplies are protected and proper environmental protection is maintained. This interaction has increased our partnerships in terms of project collaboration and technical assistance that enhance our program delivery.

The City supports a local-federal partnership that will continue to demonstrate sustainable practices and create jobs for Atlanta residents in their own communities. An EPA Jobs Training program was awarded to our local partner and SAC member, the Centers for Working Families, Inc., that will train and place local residents in green construction jobs to help rebuild and revitalize the communities in the project area. The City hopes to continue this partnership and explore ways to employ graduates of the job training program with other stakeholder agencies that provide construction, sustainability, and green jobs.

Task 2 will be conducted by: Principal Planner and Environmental Consultant

TASK 3 ASSESSMENTS OF TARGETED PROPERTIES

The objective of this task is to perform timely and cost-effective property assessments of hazardous substance and petroleum contaminated brownfield properties to promote redevelopment and the creation and preservation of greenspace. Upon identification and selection of eligible sites for assessment, the City will collaborate with its brownfield project team to develop an appropriate, site-specific scope of assessment. Should

additional, more invasive assessment efforts be necessary to properly characterize a site for cleanup and redevelopment purposes, a site-specific scope of work will be developed based on several factors including, but not limited to: 1) the recognized environmental conditions identified in the Phase I ESA; 2) the proposed end use of the property; 3) development and constructability issues; 4) future owner and lender concerns; and 5) measuring site-specific parameters useful in developing remedial strategies. When appropriate, guidance will be sought from the Georgia Environmental Protection Division (EPD) Brownfield Program and/or USEPA Region 4. Funds used in this task will be leveraged with the City's remediation funds targeting the program's Project Area. This project will build upon and expand the GIS database developed by leveraging the City's relationship with the US Army Corps of Engineers, with the USEPA as a partner and as part of the City's 2010 brownfield assessment grant. Background data, such as Atlanta maps with political and natural features, and the functionality of the applications are complete. The City also sees a beneficial health and safety component to this grant that can assist in identifying properties where hazardous materials exist or illegal environmental activity may be occurring.

- A. **Candidate Site Identification:** The City plans to initiate the use of a Brownfield Nomination Form as a way for citizens to identify potential brownfield sites that may have been overlooked in previous inventories and assessments. The Form will include information on location, owner and ownership status, current and past use of the site, potential environmental conditions on the site and suggestions for site reuse. Nomination forms will be evaluated and recorded for their potential to be added to the city's brownfield program as well as to establish a data record of sites that can be used for environmental health studies as well as for redevelopment planning purposes.
- B. **Site Characterization – Phase I Assessment:** All Phase I ESA will meet the "All Appropriate Inquiry" standards established in the Brownfields Laws.
- C. **Candidate Site Eligibility:** Prior to performing any Phase II related activity for sites believed to be contaminated with hazardous substances a site eligibility determination will be completed and submitted to the Project Officer for approval. A petroleum site eligibility determination will be requested from Georgia EPD for sites believed to be contaminated with petroleum.
- D. **Site Characterization – Phase II Assessment:** Should additional, more invasive assessment efforts be necessary to properly characterize a site for clean up and redevelopment purposes, a site specific scope of work will be developed based on several factors which may include: 1) recognized environmental conditions identified in the Phase I ESA; 2) the proposed end use of the property; 3) development and constructability issues; 4) future owner and lender concerns; 5) measuring site specific parameters useful in developing remedial strategies. When appropriate, guidance will be sought from Georgia EPD and /or US EPA Region 4. If Phase II sampling results suggest that a site cleanup is needed, additional sampling may be essential to sufficiently characterize the site to reasonable determine the costs of the clean up. In that case, additional sampling may be performed.

- a. **ESA, HHPA and Clean Water Act Section 404 Permitting:** information related to the location of the project; any threatened or endangered species or habitat which may be affected by the project; whether the site is considered to be of concern by the State Historic Preservation officer; and, a list of Tribes who may believe the site or project could disturb cultural resources will be submitted to the Project Officer. Any waters subject to Clean Water Act Section 404 that may be affected by the project will also be identified.
- b. **Quality Assurance Project Plans (QAPPs):** a generic Quality assurance Project Plan (QAPP) for all common elements of site assessments will be developed and submitted to EPA and the GA EPD for review and approval. As sites are identified to perform Phase II ESAs, site specific Sampling and Analysis Plans (SAPs) will be developed and submitted for approval by the US EPA and GA EPD.
- c. **Health and Safety Plans (HSP):** the City of their environmental consultant will also prepare Health and safety Plans (HSP) for each site where a Phase II ESA is performed. A copy will be placed in the Cooperative Agreement project file and submitted to the US EPA and the GA EPD for the project files.

Task 3 will be conducted by: Principal Planner and Environmental Consultant in coordination with Project Officer and Georgia EPD

TASK 4 CLEANUP PLANNING AND INSTITUTIONAL CONTROLS

Cleanup and Reuse Planning will consider various remedial strategies to maximize the effectiveness of cleanup/reuse options while minimizing cost, time, and risk. The proposed end use of the property is a key consideration in cleanup planning, as the end use typically dictates cleanup requirements. A well defined end use helps to facilitate coordination of cleanup with development activities such as grading, building orientation and construction, as appropriate, to minimize the premium cost of remediation. Cleanup planning must also consider the contaminant(s) of concern, the extent of the contamination, the impacted media, site specific conditions and proved as well as innovative remediation technologies.

This project will coordinate brownfield cleanup and reuse planning with existing redevelopment plans for communities along redevelopment corridors. This project will further support existing plan modifications that may be necessary as transportation, employment, and recreational nodes are created or expanded. Cleanup planning activities will be limited to those sites that pose the greatest threat to human health and have a committed/identified reuse plan.

In addition, institutional controls (ICs) that impact Cleanup and Reuse Planning schedule will be evaluated as needed.

When possible, sites that are eligible will be encouraged to participate in Georgia's approaches, limitations of environmental liability, and cost recovery of assessments and cleanup costs for qualifying prospective purchasers. Cleanup planning activities will be limited to those sites that pose the greatest threat to human health and have a committed/identified reuse plan.

An analysis of Brownfield Cleanup Alternatives (ABCA) will be included with any VBP corrective action plan. The ABCA or its equivalent will include:

- 1) Information about the site and contamination issues (i.e. exposure pathways, identification of contaminants, contaminant levels and contaminant sources, source volume or other estimates as needed to compare relative costs between remedies);
- 2) Identification of the contaminants of concern;
- 3) A summary of Cleanup / protectiveness standards, applicable laws and regulations.
- 4) A description of the remedial alternatives considered;
- 5) Assessment of the effectiveness, implementability, and the cost of each alternative; As part of the evaluation of effectiveness, discuss whether/how each alternative would achieve cleanup / protectiveness standards and would comply with applicable laws and regulations;
- 6) A comparative analysis of the alternatives considered; and
- 7) A selected or proposed alternative, noting any engineering controls.

Task 4 will be conducted by: Principal Planner and Environmental Consultant in coordination with Project Officer and Georgia EPD

3.0 DETAILED SCHEDULE DEVELOPMENT (Attachment 1)

Attachment 1 provides a detailed guideline for schedule development. The detailed schedule provides a summary of project related activities to be completed during the life of the project (planning stage, year 1, year 2 and year 3). The schedule is intended to provide an estimate of when various actions will be completed. This document will be further developed as input from stakeholder is received and project goals are refined.

Attachment 1: Guideline for Detailed Schedule Development - Assessment

Time from Notice of Selection	Actions
Grant Commitment and Planning Phase	
0 month	Notice of Selection, May 8, 2013; Application Forms Webinar held May 22 & 29, 2013
3 weeks	Grant Application Submitted with Draft Work Plan and detailed schedule CAR Internal Grants Management Team is in place with set roles
2-4 months	CAR pre-award activities such as Community Engagement Plan and consultant RFP (with prior Project Officer approval)
2 months	EPA works with CAR to finalize draft work plan (by August 2, 2013)
3-4 months	EPA executes grant award
Sept. 4 & 5, 2013	New Grantee Orientation in Atlanta, GA

Time from Grant Award		Actions
Planning	Startup	
	0 months	Grant award
	0-3 months	Request for Proposal (RFP) for contractor procurement is finalized
	1 - 4 months	Consultant contract executed and contractor on-board Kick-off meeting held with CAR, Contractor, EPA, State First Meeting with Brownfield Stakeholder Advisory Committee
Grant Specific Schedule		
Year 1	4 months	Quarterly Report 1 is due January 30, 2014 (30 days after 1 st quarter ends) Reimbursement Request Submitted
	4 - 7 months	Initial Site Inventory activities completed / Site Selection Priority Process established (with input from Community) and implemented
	4 - 7 months	Phase I activities initiated on first priority sites (concurrent with Inventory refinement & Community Input)
	4 - 7 months	Community-wide grant recipients develop generic QAPP (concurrent with Phase I report writing); submit to EPA/State (allow 4 weeks for approval)
	6 - 9 months	Phase I reports are being finalized/ACRES forms are being updated/ Community has been engaged in Phase I findings
	7 months	Quarterly Report 2 is due April 30, 2014 (30 days after 1 st quarter ends) Reimbursement Request Submitted Disadvantaged Business Enterprise (DBE) due with this quarterly
	7 months	Submit projections to EPA for Phase I & Phase II ESAs for the next year
	8 - 9 months	Submit site eligibility forms to EPA/State (for petroleum sites); obtain site access
	9 months	Site specific QAPP(s) submitted to EPA/State for each property (allow 2 weeks for approval)
	10 months	Quarterly Report 3 is due July 30, 2014 (30 days after 1 st quarter ends) Reimbursement Request Submitted
	10 months	Phase IIs initiated
	11 - 13 months	Phase II reports are being finalized; ACRES forms are being updated; Community has been engaged in Phase II findings

	11 -13 months	Assess status to ensure work is on target to meet set year end goals, if not inform PO as soon as possible in writing
Year 2	13 months	Quarterly Report 4 is due October 30, 2014 (30 days after 1 st quarter ends) Reimbursement Request Submitted Disadvantaged Business Enterprise (DBE) due with this quarterly
	12 – 24 months	Phase I planning to Phase II initiation cycle for community-wide grants repeats year one cycle, but it should be shorter/faster in repetitive cycles for subsequent properties
	12 – 24 months	Begin clean-up planning (ABCA) on sites where cleanup funds may be desired Submit to EPA /State for review/comment/public involvement Begin securing/seeking financial support for cleanup
	16 months	Quarterly Report 5 is due January 30, 2015 (30 days after 1 st quarter ends) Reimbursement Request Submitted
	18 months	Half of 3 year grant is complete; check-in with EPA/State for any modifications to work plan budget or scope of work. 35% of funds should be expended by this time.
	19 months	Quarterly Report 6 is due April 30, 2015 (30 days after 1 st quarter ends) Reimbursement Request Submitted Disadvantaged Business Enterprise (DBE) due with this quarterly
	19 months	Submit projections to EPA for Phase I & IIs for the next year
	22 months	Quarterly Report 7 is due July 30, 2015 (30 days after 1 st quarter ends) Reimbursement Request Submitted
Year 3	24 months	One year left on grant; concrete plans should be in place to accomplish CAR's goals for the grant and to spend remaining grant funds. All or most site specific QAPPs for Phase IIs should be submitted (No QAPPS will be accepted after month 30)
	25 months	Quarterly Report 8 is due October 30, 2015 (30 days after 1 st quarter ends) Reimbursement Request Submitted Disadvantaged Business Enterprise (DBE) due with this quarterly
	26 – 30 months	Phase I planning to Phase II initiation cycle for community-wide grants repeats year one cycle, but it should be shorter/faster in repetitive cycles for subsequent properties. Continue public involvement.
	26 – 30 months	Clean-up planning (ABCA) on sites where cleanup funds may be desired Submit to EPA/State for review/comment/public involvement Begin securing/seeking financial support for cleanup
	28 months	Quarterly Report 9 is due January 30, 2016 (30 days after 1 st quarter ends) Reimbursement Request Submitted
	28 months	Make sure all work has been entered in ACRES so that credit is given for all of CAR's accomplishments
	30 months	6 months remain on the grant; Start winding down activities in preparation for grant closing
	31 months	Quarterly Report 10 is due April 30, 2016 (30 days after 1 st quarter ends) Reimbursement Request Submitted Disadvantaged Business Enterprise (DBE) due with this quarterly
	34 months	Quarterly Report 11 is due July 30, 2016 (30 days after 1 st quarter ends) Reimbursement Request Submitted
	35 month	Reconcile accounts; collect remaining invoices for submission; gather deliverables for final close-out report
	36 months	Grant project/budget period closes; no further costs can be incurred after final date
	37 months	Quarterly Report 12 is due October 30, 2016 (30 days after 12 th quarter ends); May serve as Final Close-out Report if all project documentation is complete and ready. If so, then it is due 90 days after close, or December 30, 2016. Disadvantaged Business Enterprise (DBE) report due with this quarterly report.
	37 – 39 months	Submit final request for reimbursement with Final FFR (Standard Form 425); All Close-out documentation and final deliverables due within 90 days after project end date (December 30, 2016)

- Quarterly reports are due 30 days after the end of each quarter: Jan 30, April 30, July 30 and Oct 30.
- DBE/MBE reports are due with the April and October quarterly reports.

- ACRES data should be entered with each project phase and after significant work completion.
- Draw down expended funds at least quarterly or more frequently as expenditures warrant.